



LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT'S

SUMMARY OF COMMUNITY DEVELOPMENT BLOCK GRANT HOME

EMERGENCY SHELTER GRANTS

2011 CONSOLIDATED PLAN

ONE-YEAR ACTION PLAN FOR JULY 1, 2011 - JUNE 30, 2012

FIRST PUBLIC HEARING

OCTOBER 18, 2010

TABLE OF CONTENTS

2011 CONSOLIDATED PLAN SCHEDULE	1
INTRODUCTION	2
FUNDS AVAILABLE	3
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM	4
HOME INVESTMENT PARTNERSHIPS PROGRAM.....	8
EMERGENCY SHELTER GRANTS PROGRAM.....	11
FAITH-BASED ORGANIZATIONS	12
RELOCATION ASSISTANCE	13
PREVIOUS USE OF PROGRAM FUNDS	16
STRATEGIC PLAN.....	24
RACE/ETHNICITY INFORMATION	40
LOW- AND MODERATE- INCOME LIMITS.....	41
MAP.....	42
CDBG APPLICATION.....	43
ESG APPLICATION	55
HOME APPLICATION.....	68
PUBLIC COMMENT FORM.....	81

For Word fillable forms and a complete copy of this document, go to

www.LexingtonKY.gov/communitydevelopment .

For questions, call Irene Gooding at (859) 258-3070.

2011 CONSOLIDATED PLAN SCHEDULE

Announcement that 2011 Consolidated Plan process has begun	October 4, 2010
First Public Hearing	October 18, 2010, 6:00 P.M. LFUCG Council Chambers Government Center 200 East Main Street
Deadline for applications requesting funding and citizen comments	December 10, 2010, 5:00 P.M. Division of Community Development Government Center, 6 th Floor 200 East Main Street
Staff review of applications and interviews with applicants (if necessary)	Completed by January 14, 2011
Publication of draft 2011 Consolidated Plan One-Year Action Plan and Five-Year Strategic Plan	March 1, 2011
Second Public Hearing	March 7, 2011, 6:00 P.M. LFUCG Council Chambers Government Center 200 East Main Street
Deadline for citizen comments	April 1, 2011 Division of Community Development Government Center, 6 th Floor 200 East Main Street
Council meetings to review 2011 Consolidated Plan	April 2011, dates to be announced
Submission of Final 2011 Consolidated Plan to the U.S. Department of Housing and Urban Development	May 13, 2011

Dates, times, and locations of meetings are subject to change.

INTRODUCTION

In accordance with the federal regulations governing the consolidated submission for Community Planning and Development Programs and the Citizens Participation Plan which has been approved by the Lexington-Fayette Urban County Council, a first public hearing is being conducted for the purpose of obtaining citizens' views. This public hearing is designed to address housing and community development needs, development of proposed activities, and a review of program performance.

Federal regulations require that the Lexington-Fayette Urban County Government prepare one document in which it states how it will pursue goals for all community planning and development programs, as well as for housing programs. The overall goal of the community planning and development programs to be covered by the single planning document is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.

- Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and at a cost affordable to low-income and moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing housing affordable to low-income persons accessible to job opportunities.
- A suitable living environment includes improving the safety and livability of neighborhoods, increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value, and conservation of energy resources.
- Expanded economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to

reduce generational poverty in federally assisted and public housing.

The consolidated plan serves the following functions:

- a planning document for Lexington-Fayette County , which builds on a participatory process at the grassroots level;
- an application for federal funds under HUD's formula grant programs: Community Development Block Grant Program (CDBG), the Emergency Shelter Grants Program (ESG), and the HOME Investment Partnerships Program (HOME);
- a strategy to be followed in carrying out HUD programs; and
- an action plan that provides a basis for assessing performance.

FUNDS AVAILABLE

The Lexington-Fayette Urban County Government expects to receive the following amounts from the three formula grant programs in Fiscal Year 2012 (Consolidated Plan 2011). These amounts are based upon amounts awarded for the previous year from the U.S. Department of Housing and Urban Development. **These amounts are subject to change.**

PROGRAM	FEDERAL AWARD	ANTICIPATED PROGRAM INCOME Fiscal Year 2011	CASH MATCH	TOTAL AVAILABLE FOR EXPENDITURE
CDBG	\$2,278,561	\$200,000	0	\$2,478,561
ESG	\$91,513	0	0	\$91,513
HOME	\$1,501,092	\$250,000	\$327,746	\$2,078,838
TOTAL	\$3,871,166.00	\$450,000.00	\$327,746.00	\$4,648,912.00

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

This program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, and provides grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. **Complete regulations for the CDBG program are at 24 CFR Part 570.**

USES OF CDBG FUNDS

Community Development Block Grant (CDBG) entitlement grants may be used to carry out any of a very wide range of community and economic development activities specifically authorized in the CDBG law and regulations. All CDBG projects must address one of the three national objectives of the program: benefit low and moderate income people; eliminate or prevent slums and blight; or, when no other financial resources are available, meet other community development needs which are particularly urgent because existing conditions pose a serious and immediate threat to the health and welfare of the community.

The Lexington-Fayette Urban County Government is an entitlement city for Community Development Block Grant funds. This means that annually, based upon federal appropriations and a formula, the LFUCG is eligible to receive from the U.S. Department of Housing and Urban Development (HUD) an allocation of funds for eligible activities, upon approval by HUD of a Consolidated Plan. The LFUCG may use these funds for eligible facilities/programs/services or may subgrant funds to other eligible public or private nonprofit agencies for eligible facilities/programs/services. The LFUCG only makes awards of CDBG funds to other public entities and to private, nonprofit organizations that are in compliance with Kentucky state law.

Eligible CDBG activities include:

Acquisition in whole or in part by purchase, long-term lease, donation, or otherwise of real property for a public purpose.

Public facilities and improvements. Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements. Public facilities include parks, playgrounds, sidewalks, stormwater facilities, water and sewer lines, shelters for the homeless, senior centers, convalescent homes, hospitals, nursing homes, battered spouse shelters, halfway houses for run-away children, drug offenders or parolees, group homes for mentally retarded persons and temporary housing for disaster victims. When such facilities are owned by nonprofit entities, they shall be operated so as to be open for use by the general public during all normal hours of operation.

Clearance activities. Clearance, demolition, and removal of buildings and improvements.

Public Services. Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (excludes income payments), homebuyer downpayment assistance, or recreational needs. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government in the 12 calendar months before the submission of the action plan. The amount of funds expended for public services shall not exceed 15 percent of the federal award to the LFUCG plus 15 percent of the program income received by the LFUCG during the previous year.

Relocation. Relocation payments and other assistance for permanently and temporarily relocated individuals, families, businesses, nonprofit organizations, and farm operations where the assistance is required.

Economic Development. Provision of assistance to facilitate economic development by providing grants, loans, loan guarantees, and other forms of financial support, for the establishment, stabilization, and expansion of microenterprises; providing technical assistance, advice, and business support services to owners of microenterprises; providing general support, including peer support programs, counseling, child care, transportation, and other similar services, to owners of microenterprises.

Special Economic Development Activities. including the acquisition, construction, rehabilitation, or installation of commercial or industrial buildings and facilities, capital equipment, and railroad spurs and similar extensions.

Rehabilitation and Preservation Activities. CDBG funds may be used to finance the rehabilitation of privately owned buildings and improvements for residential purposes; low-income public housing and other publicly owned residential buildings and improvements; publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations; and nonprofit owned nonresidential buildings and improvements that are not eligible as public facilities. Types of assistance include grants, loans, loan guarantees, and interest supplements. Rehabilitation activities include improvements to increase the efficient use of energy and water, connection of residential structures to water distribution lines or local sewer collection lines, lead-based paint inspection and abatement, rehabilitation services such as preparation of work specifications, loan processing, and inspections, improvements designed to remove material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons, code enforcement costs, and historic preservation activities.

Planning and Administration activities. This category provides for funds to be expended upon data gathering, studies, analysis, and preparation of plans to include comprehensive plans, community development plans, functional plans, small area and neighborhood plans,

capacity building activities, evaluations, program administrative costs, public information, fair housing activities, and preparation of applications for federal programs where such activities are necessary to achieve its community development objectives. A maximum of 20 percent of total CDBG funds may be spent on planning and administration.

INELIGIBLE ACTIVITIES

The following activities may not be assisted with CDBG funds:

- Buildings or portions thereof, used for the general conduct of government, except for the removal of architectural barriers.
- General government expenses
- Political activities

Unless carried out by an eligible Community-Based Development Organization, the following activities are generally ineligible for CDBG funding:

- Purchase of equipment
- Operating and maintenance expenses, except for those associated with public service activities
- New housing construction
- Income payments

NATIONAL OBJECTIVES

Entitlement communities develop their own programs and funding priorities; however, grantees must give maximum priority to activities which benefit low- and moderate-income persons. Over a one-to-three year period (specified by grantee), at least 70 percent of the grantee's CDBG expenditures (after excluding certain planning and administrative costs) must be devoted to activities benefiting low- and moderate-income persons (80 percent or less of area median income). This is the primary national objective. A grantee may also carry out activities which aid in the prevention or elimination of slums or blight. Additionally, grantees may fund activities when the grantee certifies that the activities meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet one of these three national objectives.

Projects that serve a geographic area are eligible for CDBG funding, meeting the national objective to serve low-income persons, when at least 51 percent of the population in the area are low- and moderate-income. The area served must be primarily residential in character. The LFUCG uses census tract data to determine eligible areas.

Projects that serve a limited clientele must meet one of the following tests: a) benefit a clientele who are generally presumed to be principally low- and moderate-income persons.

Activities that exclusively serve a group of persons in any one or a combination of the following categories may be presumed to meet the low-income benefit requirement: a) abused children, battered spouses, elderly persons, adults who are severely disabled, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers; b) require information on family size and income so that it is evident that at least 51 percent of the clientele are low- and moderate-income; c) have income eligibility requirements which limit the activity exclusively to low- and moderate-income persons, d) be of such nature and be in such location that it may be concluded that the activity's clientele will primarily be low- and moderate-income persons.

Reasonable fees may be charged for use of CDBG-assisted facilities, but they may not be of a nature to exclude low and moderate income people.

Special assessments on real estate to recover the capital cost of public improvements wholly funded with CDBG funds are not allowed. Where CDBG funds are used to pay only a portion of the costs of a public improvement, special assessments may be used to recover the non-CDBG portion of the cost, but the community must use its CDBG funds to pay the portion of the assessment that would be otherwise levied against properties owned and occupied by low and moderate income people.

Grantees may not change the use of any facility assisted with CDBG funds unless: a) the new use is CDBG-eligible and the grantee holds a public hearing on the proposed change in use; or b) reimburses the CDBG account for all CDBG funds expended for the facility.

All activities that are CDBG-financed in whole or in part (as well as all CDBG program income) are subject to CDBG rules and limitations.

OTHER PROGRAM REQUIREMENTS

- Title VI of the Civil Rights Act of 1964 (Public Law 88-352)
- Fair Housing Act (Public Law 90-284)
- Section 109 of the Housing and Community Development Act of 1974, as amended, requiring that no person in the United States shall on the ground of race, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole in part with community development funds. Section 109 further prohibits discrimination on the basis of age or disability.
- Federal prevailing wage law and the Contract Work Hours and Safety Standards Act
- Environmental standards that further the purpose of the National Environmental Policy Act of 1969
- National Flood Insurance Program
- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970,
- Employment and Contracting Opportunities
- Lead-based Paint Poisoning Prevention Act and Residential Lead-Based Paint Hazard Reduction Act of 1992
- Uniform administrative requirements and cost principles

HOME INVESTMENT PARTNERSHIPS ACT

This program is authorized under Title II of the of the Cranston-Gonzalez National Affordable Housing Act, as amended, the purpose of which is to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families. Based upon federal appropriations and a formula, the Lexington-Fayette Urban County Government is allocated federal funds under this program. Formula cities under HOME are called participating jurisdictions. Participating jurisdictions must provide a cash match equal to 25% of the federal program funds awarded. **The complete regulations are found at 24 CFR Part 92.**

USES OF HOME FUNDS

HOME funds may be used by a participating jurisdiction to provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition of real property (including assistance to homebuyers), new construction, reconstruction, or moderate or substantial rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations, to provide tenant-based rental assistance, including security deposits; to provide payment of reasonable administrative and planning costs; and to provide for the payment of operating expenses of community housing development organizations. The housing must be permanent or transitional housing, and includes permanent housing for disabled homeless persons, and single-room occupancy housing.

A participating jurisdiction may invest HOME funds as equity investments, interest-bearing loans or advances, noninterest-bearing loans or advances, interest subsidies, deferred payment loans, grants, or other forms of assistance that HUD determines to be consistent with the regulations. Each participating jurisdiction has the right to establish the terms of assistance subject to federal regulations.

HOME funds may be used to pay the following eligible project costs:

- Development hard costs of new construction to meet the applicable new construction standards of the jurisdiction and the Model Energy Code.
- Development hard costs of rehabilitation to meet the applicable rehabilitation standards of the participating jurisdiction and the Section 8 Housing Quality Standards, to make essential improvements, including energy-related repairs or improvements, improvements necessary to permit use by handicapped persons, the abatement of lead-based paint hazards, and to repair or replace major housing systems in danger of failure.
- For both new construction and rehabilitation, eligible costs include the demolishing of existing structures, utility connections, and to make improvements to the project site that are in keeping with improvements of surrounding, standard projects.

- Costs of acquiring improved or unimproved real property, including acquisition by homebuyers.
- Soft costs associated with the financing or development of new construction, rehabilitation or acquisition of housing assisted with HOME funds. These soft costs include: architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups; costs to process and settle the financing for a project (private lender origination fees, credit reports, fees for title evidence, fees for recordation and filing of legal documents, building permits, attorney fees, appraisal fees); project audit costs, costs to provide information services such as affirmative marketing and fair housing information to prospective homeowners and tenants; for new construction and substantial rehabilitation, the cost of funding an initial operating deficit reserve to meet shortfall in project income during the period of project rent-up which may be used only to pay project operating expenses, reserve for replacement payments, and debt service; and staff and overhead cost directly related to carrying out the project.
- Project specific assistance to Community Housing Development Organizations.
- Relocation costs to persons displaced by the project.
- Reasonable costs which the participating jurisdiction incurs on the administration and planning of the HOME program. A jurisdiction may not exceed ten percent of the fiscal year HOME basic formula allocation for planning and administration.
- Costs related to the operation of a tenant-based rental assistance program which include rental assistance and security deposit payments.

Qualification as Affordable Housing and Income Targeting for Rental Housing:

- A rental housing project qualifies as affordable housing only if the project bears rents not greater than the lesser of the fair market rent for existing housing for comparable units in the area as established by HUD, or a rent that does not exceed 30 percent of the adjusted income of a family whose gross income equals 65 percent of the median income for the area, as determined by HUD, and
- In the case of projects with five or more rental units, not less than 20 percent of the rental units shall be occupied by very low-income families and bearing rents not greater than 30 percent of the gross income of a family whose income equals 50 percent of the median income for the area.
- At initial rent-up and for all new tenants, 90% of all HOME-assisted rental units shall be occupied by households whose incomes do not exceed 60 percent of the area median income, adjusted for family size; however all units shall be rented to households whose incomes are at or below 80 percent of the area median income, adjusted for family size.

- Housing shall remain affordable for periods of five to twenty years depending on the level of HOME funds invested and whether the activity was rehabilitation or new construction.

Qualification as affordable housing: Homeownership:

- Housing is deemed affordable if it has an initial purchase price that does not exceed 95% of the median purchase price for the jurisdiction as determined by HUD and is supported by an appraisal; for Fayette County the maximum purchase price is \$150,000.
- Property must be principal residence of an owner whose family qualified as a low-income family at the time of purchase.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS:

The participating jurisdiction must allocate at least 15 percent of its annual formula allocation for investment only in housing to be developed, sponsored, or owned by community housing development organizations (CHDOs). A CHDO is an organization which is organized under state law, is operated as a nonprofit organization, has a tax exemption ruling from the Internal Revenue Service under Section 501(c)(3) or (4), has among its purposes the provision of decent housing that is affordable to low- and moderate-income people, has a demonstrated capacity for carrying out activities assisted with HOME funds, has a history of serving the community within which housing is to be assisted, and maintains on its governing board a membership which is at least one-third low-income or representative of low-income neighborhoods.

OTHER PROGRAM REQUIREMENTS

- Nondiscrimination and equal opportunity
- Affirmative marketing and minority outreach
- Environmental review
- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970
- Federal prevailing wage law and the Contract Work Hours and Safety Standards Act
- Lead-based Paint Poisoning Prevention Act and Residential Lead-Based Paint Hazard Reduction Act of 1992

EMERGENCY SHELTER GRANTS PROGRAM

The Emergency Shelter Grant Program, authorized by the Stewart B. McKinney Homeless Assistance Act of 1987, is designed to help improve the quality of existing emergency shelters for the homeless, to help make available additional emergency shelters, to help meet the costs of operating emergency shelters and to provide certain essential social services to homeless individuals so that these persons have access not only to safe and sanitary shelter, but also to the supportive services and other kinds of assistance they need to improve their situations. The program is also intended to restrict the increase of homelessness through the funding of preventive programs and activities. Based upon federal appropriations and a formula, the Lexington-Fayette Urban County Government is allocated federal funds under this program. **Regulations may be found at 24 CFR Part 576.**

Please note that Emergency Shelter Grants Program is subject to change during Program Year 2011. On May 20, 2009, President Obama signed the Homeless Emergency and Rapid Transition to Housing (HEARTH) Act of 2009. The [HEARTH Act](#) amends and reauthorizes the McKinney-Vento Homeless Assistance Act with substantial changes, including:

- **A consolidation of HUD's competitive grant programs;**
- **The creation of a Rural Housing Stability Program;**
- **A change in HUD's definition of homelessness and chronic homelessness;**
- **A simplified match requirement;**
- **An increase in prevention resources; and,**
- **An increase in the emphasis on performance.**

Under the Homeless Emergency and Rapid Transition to Housing (HEARTH) Act of 2009, the Emergency Shelter Grants Program will be renamed the Emergency Solutions Grants Program. LFUCG does not anticipate the implementation of HEARTH during the planning year for the 2011 Consolidated Plan; however, if the U.S. Department of Housing and Urban Development does implement new regulations during this program year, LFUCG reserves the right to re-issue application directions.

USES OF ESG FUNDS

Eligible activities include the following: renovation, major rehabilitation, or conversion of buildings for use as emergency shelters for the homeless; provision of essential services to the homeless; payment of maintenance, operation, rent, repair, security, fuels, equipment, insurance, utilities, and furnishings; and, the development and implementation of homeless prevention activities. Essential services are defined as services which are concerned with employment, health, drug abuse, and education. Homeless prevention means activities or programs designed to prevent the incidence of homelessness and includes short-term subsidies to defray rent and utility arrearage, security deposits, mediation programs for landlord-tenant disputes, legal services programs for representation of indigent tenants, and payments to prevent foreclosure.

PROGRAM RESTRICTIONS:

- No more than 30 percent of a government's annual allocation may be used for essential services.
- No more than 30 percent of a government's annual allocation may be used for homelessness prevention activities.
- Only governments and nonprofit organizations may carry out activities under this program.
- Each grantee must match the ESG funding provided by HUD with an equal amount of funds from sources other than the Emergency Shelter Grants program. Match may be in-kind.
- Any building for which emergency shelter grant amounts are used for renovation, major rehabilitation, or conversion of building for use as an emergency shelter, must be maintained as a shelter for the homeless for not less than a three-year period, or if the grant amounts are used for major rehabilitation or conversion, for not less than a 10-year period.

FAITH-BASED ORGANIZATIONS

The U.S. Department of Housing and Urban Development (HUD) has issued a final rule on September 30, 2003 (Federal Register Volume 68, page 56396), requiring equal treatment of faith-based organizations participating in HOME, CDBG, and ESG programs. This rule provides for the following:

1. Organizations are eligible to participate in HUD-funded programs without regard to their religious character or affiliation.
2. HUD funds may not be used for acquisition, construction, or rehabilitation of sanctuaries, chapels, or any other rooms that a religious congregation uses as a principle place of worship.
3. Faith-based organizations that participate in HUD programs will retain their independence and may continue to carry out their missions, including the practice and expression of its religious beliefs, provided that they do not use direct HUD funds to support any inherently religious activities, such as worship, religious instruction, or proselytization.
4. Faith-based organizations in providing services funded in whole or in part by HUD, may not discriminate against current or prospective program beneficiaries on the basis of religion or religious beliefs.

5. Executive Order 11246 as amended by Executive Order 13279 applies to all HUD grantees. Executive Order 11246 provides for nondiscrimination against any employee or applicant for employment because of race, color, religion, sex, or national origin. E.O. 13279 allows a faith-based government contractor or subcontractor to take religion into consideration in the employment of individuals to perform work connected with the carrying on by the organization of its activities.

RELOCATION ASSISTANCE

In the event that residents are displaced by any activities undertaken by the LFUCG in its CDBG, HOME, or ESG programs, dislocated residents will receive relocation assistance required by the Uniform Relocation Act and Section 104 of the Housing and Community Development Act of 1974, to include:

- a) Actual moving expenses or a fixed amount of up to \$1,050 for an 8-room house;
- b) Advisory services;
- c) Where applicable, reimbursement for security deposits and credit check costs (104(d));
- d) Replacement housing assistance down payment, or:
 1. Rental assistance of up to \$5,250 (Uniform Relocation Act) (tenants and homeowners - less than 180 days);
 2. Replacement housing payment of up to \$22,500 for homeowners of 180 days of more (Uniform Relocation Act);
 3. Section 8 Voucher/Certificate or cash assistance to reduce rent and utility costs to 30% of income for 60 months (104(d)).
- e) Last resort housing replacement - special payments to owners or tenants to provide comparable replacement housing due to problems of affordability and availability.

**Residential Anti-Displacement and
Relocation Assistance Plan
Under Section 104 (d) of the
Housing and Community Development Act of 1974, as Amended**

The Lexington-Fayette Urban County Government will replace all occupied and vacant occupiable low-moderate income dwelling units demolished or converted to a use other than as low-moderate income housing as a direct result of activities assisted with funds provided in 24 CFR 570.606(b) (1).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the Lexington-Fayette Urban County Government will make public and submit to the HUD field office the following information in writing.

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low-moderate income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement units; and
6. The basis for concluding that each replacement dwelling unit will remain in a low-moderate income dwelling unit for at least 10 years from the date of initial occupancy.

The Lexington-Fayette Urban County Government will provide relocation assistance as described in 570.606(b) (2), to each low-moderate income household displaced by the demolition of housing or by the conversion of a low-moderate income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities under the Act, the Lexington-Fayette Urban County Government will take the following steps to minimize the displacement of persons from their homes:

1. Giving lower priority for Community Development Block Grant funding to projects which will result in displacement.
2. Implementation of design alternative to avoid displacement.
3. Use of undeveloped land for construction sites whenever possible.
4. Minimizing acquisition of right-of-way for public improvements projects.
5. Proceeding with demolition of structures under Code Enforcement Activities only as a last resort due to a threat to health and safety.
6. Use of temporary relocation in substantial rehabilitation whenever possible.

PREVIOUS USE OF PROGRAM FUNDS

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Lexington-Fayette Urban County Government has been a formula grantee for Community Development Block Grant funds from the U.S. Department of Housing and Urban Development since fiscal year 1976. Over the period of almost 35 years, approximately one-third of the funds have been spent on public improvements, approximately 10% has been spent on the acquisition and improvement of parks, and approximately one-third has been spent on housing rehabilitation resulting in the rehabilitation of over 2,000 units. The following five pages represent the use of funds for the seventeen-year period from FY 1993-FY 2010.

ACTIVITY	FY 2010 Expended	FY 2009 Expended	FY 2008 Expended
CDBG ADMINISTRATION	LFUCG—\$122,784	LFUCG—\$83,182	LFUCG—\$96,951
PLANNING			
PUBLIC FACILITIES	Florence Crittenton Home - \$53,652	Florence Crittenton Home - \$59,345	
PARK IMPROVEMENTS	Carver Center - \$47,580 Valley Park - \$55,827 Coolavin Park – \$66,217	Carver Center - \$99,494 Valley Park - \$4540 Coolavin Park - \$1,400	Coolavin Park –\$8,033.13
PUBLIC IMPROVEMENTS (includes new construction or reconstruction of sidewalks, curb and gutter, pavement, detention basins.)	Meadows-Northland-Arlington—\$825,505	Meadows-Northland-Arlington—\$1,440,087	Meadows-Northland-Arlington—\$933,141
HOUSING	Handicap Ramps/Repair Affair—\$48,730 Single Family Housing Rehabilitation—\$586,978 Housing Rehabilitation Operations—\$277,504 Community Action Council Weatherization Enhancement—\$7,880	Assistance for Lateral Sewers - \$23,490 Handicap Ramps/Repair Affair—\$24,840 Single Family Housing Rehabilitation— \$356,745 Housing Rehabilitation Operations—\$292,592 Community Action Council Weatherization Enhancement- \$23,355 Habitat for Humanity-\$46,400	Assistance for Lateral Sewers - \$10,900 Handicap Ramps/Repair Affair—\$38,382 Single Family Housing Rehabilitation—\$513,135 Housing Rehabilitation Operations--\$298,594 Community Action Council Weatherization Enhancement- \$16,645 Habitat for Humanity-\$63,600
SERVICES	Volunteers of America—Housing for the Homeless— \$61,804 Police Activities League—\$20,273 Hope Center Transitional Housing—\$53,000 Hope Center for Women—\$44,000 Bluegrass Reg Mental Health— \$30,627 Salvation Army—\$75,000 Bluegrass Domestic Violence-Permanent Housing— \$30,680 Repairers of the Breach—\$35,670 Ruby E. Bailey Family Services Center--\$10,420 Manchester Center--\$14,371 M.A.S.H. Services of the Bluegrass--\$29,502	Volunteers of America—Housing for the Homeless— \$55,413 Police Activities League—\$131 Hope Center Permanent Housing—\$53,000 Hope Center for Women—\$44,000 Bluegrass Reg Mental Health— \$23,658 Bluegrass Domestic Violence-Permanent Housing— \$30,676 Repairers of the Breach—\$18,879 Ruby E. Bailey Family Services Center--\$3,580 Manchester Center--\$6,069 M.A.S.H. Services of the Bluegrass--\$37,569	Volunteers of America—Housing for the Homeless— \$63,232 Police Activities League—\$22,987 Hope Center Transitional Housing—\$53,000 Hope Center for Women--\$44,000 Bluegrass Regional Mental Health-- \$27,066 Bluegrass Domestic Violence-Permanent Housing— \$31,336 Repairers of the Breach—\$795 M.A.S.H. Services of the Bluegrass--\$23,206 Salvation Army--\$85,000
ECONOMIC DEVELOPMENT			

ACTIVITY	FY 2007 Expended	FY 2006 Expended	FY 2005 Expended	FY 2004 Expended
CDBG ADMINISTRATION	LFUCG—\$112,744 Lexington Human Rights Commission, Fair Housing—\$30,310	LFUCG—\$89,054 Lexington Human Rights Commission, Fair Housing—\$11,467	LFUCG—\$101,986 Lexington Human Rights Commission, Fair Housing—\$41,707	LFUCG—106,056 Lexington Human Rights Commission, Fair Housing—58,942
PLANNING	Rural Settlement Study—\$15,416 Russell School—\$50,000 Winburn—\$21,752	Rural Settlement Study—\$8,835	Rural Settlement Study—\$25,000 Aging in Place—\$20,000	Habitat – Single Family Plans—16,713 Rural Settlement Study—24,858
PUBLIC FACILITIES	Shepherd's House—\$20,790	Shepherd's House—\$1,105 Family Care Center—\$92,618	Florence Crittenton Home—\$70,000 Metro Group Homes—\$45,000 Family Care Center—\$304,262 REACH —\$80,000 Shepherd's House—\$19,899 Rosenwald School—\$20,208 Chrysalis House Family Program-- \$110,000	Robert H. Williams—90,878 Community Ventures Corporation – Homeownership Center—25,803 Family Care Center—2,062 Central Adult Wellness Garden—14,000 Rosenwald School—1,266
PARK IMPROVEMENTS	Colavin Park Shelter—\$13,724		Charles Young Park-\$2,911	Charles Young Park-38,038
PUBLIC IMPROVEMENTS (includes new construction or reconstruction of sidewalks, curb and gutter, pavement, detention basins.)	Meadows-Northland-Arlington— \$341,335	Meadows-Northland-Arlington— \$727,612	Brown Avenue—\$282,444.08 Warfield/Shelby—\$85,793.86 Meadows-Northland-Arlington—\$361,024	Brown Avenue—401,671 Warfield/Shelby—669,757 Meadows-Northland-Arlington—63,053
HOUSING	Handicap Ramps/Repair Affair—\$53,991 Single Family Housing Rehabilitation— \$572,417 Housing Rehabilitation Operations— \$366,826 Community Action Council Weatherization Enhancement—\$28,248	Handicap Ramps/Repair Affair—\$52,247 Single Family Housing Rehabilitation— \$615,670 Housing Rehabilitation Operations— \$247,110 Community Action Council Weatherization Enhancement-\$15,176	Handicap Ramps/Repair Affair—\$52,762 Single Family Housing Rehabilitation— \$381,799 Housing Rehabilitation Operations-- \$189,679 Community Action Council Weatherization Enhancement-\$14,205	Handicap Ramps/Repair Affair—39,575 Single Family Housing Rehabilitation— 366,474 Housing Rehabilitation Operations— 243,893 Community Action Council Weatherization Enhancement-16,225
SERVICES	Volunteers of America—Housing for the Homeless—\$32,499 Police Activities League—\$26,762 Hope Center Permanent Housing— \$52,200 Hope Center for Women—\$43,500 Bluegrass Reg Mental Health— \$27,892 Salvation Army—\$34,800 Youthbuilders Challenge—\$24,004 Community Ventures Hispanic Homeownership Counseling—\$3,994 Bluegrass Domestic Violence-Permanent Housing—\$26,678 Repairers of the Breach—\$26,025 Central KY Radio Eye—\$2,100	Volunteers of America—Housing for the Homeless—\$44,533 Community Reinvestment Alliance Housing Counseling—\$13,936 Police Activities League—\$21,983 Hope Center Permanent Housing— \$57,000 Hope Center for Women—\$47,500 Positive Link—\$1,000 Bluegrass Reg Mental Health— \$16,571 Salvation Army—\$76,000 Youthbuilders Challenge—\$81,498 Community Ventures Hispanic Homeownership Counseling—\$43,506	Volunteers of America—Housing for the Homeless—\$51,225 Community Reinvestment Alliance Housing Counseling—\$46,589 Police Activities League—\$21,666 Hope Center Permanent Housing—\$57,000 Hope Center for Women-\$49,317 Positive Link—\$10,193 Bluegrass Regional Mental Health- \$25,826 Youthbuilders Challenge-\$75,961 Community Ventures Microenterprise Training & Assistance—\$24,197	Volunteers of America—Housing for the Homeless—51,621 Community Reinvestment Alliance Housing Counseling—46,655 Police Activities League—19,303 Hope Center Permanent Housing—60,000 Hope Center for Women-48,183 Salvation Army—40,000 Positive Link—12,314 LexLinc Community Development Federal Credit Union- 3,688 Bluegrass Regional Mental Health-24,052 Youthbuilders Challenge-83,901
ECONOMIC DEVELOPMENT				

ACTIVITY	FY 2003 Expended	FY 2002 Expended	FY 2001 Expended	FY 2000 Expended
CDBG ADMINISTRATION	LFUCG—139,893 Lexington Human Rights Commission, Fair Housing—18,421	LFUCG—145,568 Lexington Human Rights Commission, Fair Housing—12,046	LFUCG—139,113 Lexington Human Rights Commission, Fair Housing—28,827 Lexington Fair Housing Council—Minority Realtors Program—14,891	LFUCG Administration—166,088 Fair Housing Marketing—5,233
PLANNING	Habitat – Single Family Plans—13,287			
PUBLIC FACILITIES	Robert H. Williams—80,000 Community Ventures Corporation – Homeownership Ctr—100,000 Chrysalis House Community Ctr—149,304 Family Care Center—236,915 Rosenwald School—\$137,909	Fayette County Local Development Corporation—67,577 Family Care Center—12,678	Florence Crittenton—150,172 Shepherd's House Addition—2,019 Fayette County Local Development Corporation—63,000 Arc of the Bluegrass—25,000	Florence Crittenton—99,760 Shepherd's House—27,481 Beacon Station Rehab—41,395
PARK IMPROVEMENTS			Douglass Park—13,000 Burley Park—2,553 Whitney Young Park--374 Southend Park—55,110	Charles Young Center—13,000 Kenwick Center—8,050 Burley Park—29,766 Green Acres Park—7,916 Highlands Park—14,720 Whitney Young Park—28,868 Southend Park—15,198
PUBLIC IMPROVEMENTS (includes new construction or reconstruction of sidewalks, curb and gutter, pavement, detention basins.)	Brown Avenue—722,135 Warfield/Shelby—748,066 Meadows-Northland-Arlington—1,058,417	Brown Avenue—30,947 Meadows-Northland-Arlington, Edgelawn—389,914	Lima Court—22,054 St. Martin's Village—504 Meadows-Northland-Arlington, Phase I— 132,612 Meadows-Northland-Arlington, Phase II, Bryan Avenue—55,656 Chestnut Pemberton—215,751 Brown Avenue—32,515	Rose-DeWeese Street—2,388 Meadows-Northland-Arlington— 1,163,848 Warfield Design—77,067 Chestnut Street—1,950 Brown Avenue—5,445
HOUSING	Handicap Ramps—30,997 Repair Affair—23,470 Single Family Housing Rehabilitation— 1,220,667 Housing Rehabilitation Operations— 331,180	Handicap Ramps—14,044 Repair Affair—31,880 Single Family Housing Rehabilitation— 701,630 Housing Rehabilitation Operations— 305,926	Handicap Ramps—21,274 Repair Affair—2,638 Single Family Housing Rehabilitation— 685,109 Housing Rehabilitation Operations— 258,230	Single Family Housing Rehab— 1,487,138 Handicap Ramps & Repair Affair— 25,328 Housing Rehab Operations—334,812
SERVICES	Volunteers of America—Housing for the Homeless—50,393 Hispanic Services—49,399 Community Reinvestment Alliance Housing Counseling—23,470 Police Activities League—19,810 Hope Center Permanent Housing—60,000 Hope Center for Women—50,000 Salvation Army—33,000 Metro Group Homes—39,443 Positive Link—2,916 Social Services Network—2,189	Volunteers of America—Housing for the Homeless—47,515 Hispanic Services—49,119 Community Reinvestment Alliance Housing Counseling—23,341 Youthbuild—9,676 Police Activities League—30,357 Hope Center Permanent Housing—120,000 Salvation Army—30,000 Metro Group Homes—10,557 Ruby E. Bailey—2,785 Positive Link—8,770	Social Services Network—26,573 Police Activities League—17,299 Community Reinvestment Alliance Housing Counseling—10,159 Hispanic Services—51,482 Volunteers of America Homeless Program— 61,070	Social Services Network—11,452 Chrysalis House First Step—8,596 Volunteers of America—Homeless— 38,930 Police Activities League—31,715 Community Reinvestment Alliance— 12,121 Hope Center Permanent Housing— 30,000
ECONOMIC DEVELOPMENT	Economic Development—22,500			

ACTIVITY	FY 99 Expended	FY 98 Expended	FY 97 Expended
CDBG ADMINISTRATION	LFUCG – 165,943 Fair Housing Activities – 24,980	LFUCG - 136,490	LFUCG - 92,330 Homeownership Counseling – 10,792
PLANNING	Fair Housing Study – 1,095 Robert H. Williams Cultural Center – 1,361		Florence Crittenton Home Master Plan– 19,995 Robert H. Williams Cultural Center Master Plan–51,000
PUBLIC FACILITIES	Florence Crittenton – 73	Presbyterian Child Welfare Facility for Homeless Youth–50,000 Rehab of Metro Group Home – 79,985	Copeland Home – 1,048 Lexington Rape Crisis Center– Rehabilitation–7,316
PARK IMPROVEMENTS	Kenwick Center – 29,350 Highland Park Community Center – 131,400 Burley Park –9,057	Duncan Park – 9,654 Douglass Park – 21,003 Valley Park – 43,720 Martin Luther King Park–9,661	Masterson Station Park–6,274 Lou Johnson Park – 2,504 Dunbar Community Center – 7,528 Addison Park – 23,525 Oakwood Park –205
PUBLIC IMPROVEMENTS (includes new construction or reconstruction of sidewalks, curb and gutter, pavement, detention basins.	Meadows-Northland-Arlington – 131,633 St. Martin's Village, Phase III,IV and V – 562,230 Liberty Heights, Phase IV–14,000 Chestnut Street, 300 Block–11,050 Rose-Deweese Alley Construction –97,119	Meadows-Northland-Arlington–71,094 St Martin's Village, Phase III, IV, & V– 1,977 Liberty Heights, Phase IV – 63,093 Rose-Deweese Alley Construction – 1,776 Jefferson-Delcamp, Phase IV–500 Seventh Street, Phase IV–500 Montgomery Avenue Design–300 American-Burley Engineering Study–9,894 Lima Court–151,822 Warfield-Shelby Design–47,250 Brown Avenue Engineering Study–43,430	Meadows-Northland-Arlington Engineering Study – 75,000 St. Martin's Village, Phase III, IV & V– 47,588 Liberty Heights, Phase III–325,000 Liberty Heights, Phase IV–202,996 Rose-DeWeese Alley Construction– 3,500 Jefferson-Delcamp Phase V,VI,VII–263,909 Seventh Street Phase III–8,522 Seventh Street Phase IV–240,433 Montgomery Avenue Design – 29,700 American Burley Engineering Study–23,087 Lima Court – 23,371 Warfield-Shelby Design – 9,450
HOUSING	Handicap Ramps for Elderly – 3,632 Repair Affair–8,060 Rehabilitation Administration–370,127 Single Family Housing Rehab – 1,136,480	Handicap Ramps for Elderly – 2,147 Rehabilitation Administration–341,646 Single Family Housing Rehab – 1,283,863 Canaan House Rehab–3,095	Rehabilitation Administration – 347,704 Single Family Housing Rehab – 1,136,705 Canaan House Rehab – 8,935 Housing for Persons with AIDS – 50,000
SERVICES	Hope Center–3,208 TDD Device–1,892 Center for Employment & Training–33,161 Police Activities League–53,917 CRAL-Homeownership Counseling Services–7,408 Chrysalis House–Housing for the Homeless–36,404 Volunteers of America–Housing for the Homeless–25,000 Social Services Network–1,810	Police Activities League – 50,000 Youth Sports Facility – 100,000 CRAL Housing Counseling – 15,000	Hope Center—Operating Costs–3,893 Hope Center—Job training for the homeless– 3,893 Maintenance of single-family units for the homeless–368 Micro Enterprise Program–35,971 Center for Employment and Training– 116,071 Police Activities League–39,880 Youth Services—Partners for Youth–26,524 Health Department Transportation–21,532

ACTIVITY	FY 96 Expended	FY 95 Expended	FY 94 Expended	FY 93 Expended
CDBG ADMINISTRATION	LFUCG - 118,514 Homeownership Counseling–16,710	LFUCG – 149,945	LFUCG – 115,332	LFUCG – 101,568
PLANNING	Robert H. Williams Cultural Center Master Plan– 139 Youthbuild Planning Grant Match– 7,500		Fair Housing Study – 5,520	Greenspace planning – 15,000
PUBLIC FACILITIES	Copeland Home–1,952 Lexington Rape Crisis Center Rehabilitation – 27,681 YWCA Spouse Abuse Shelter– Rehabilitation – 12,435		Children’s Advocacy Center – 179,486 Crisis Nursery – 21,952	Hope Center kitchen equip – 99,974
PARK IMPROVEMENTS	Masterson Station Park–3,836 Carver Center–18,608 Pyramid Park–21,001 Oakwood Park–2,422 Castlewood Park–5,330 Southend Park–11,770 Gainesway Park–40,000	Douglass Park – 4,907 Castlewood Park – 5,330 Southend Park – 24,768 Dunbar Center Playground – 15,000 Speigle Heights Park – 6,000	Douglass Park – 2,295 Dunbar Playground – 12,000 Addison Park – 6,151 Oakwood Park – 20,000 Bluegrass Park – 34,624 Masterson Station Park – 8,114	Coolavin Park – 12,550 Martin Luther King Park – 11,356 Landscaping for Addison and Melrose-Oakpark – 18,315
PUBLIC IMPROVEMENTS (includes new construction or reconstruction of sidewalks, curb and gutter, pavement, detention basins.	Meadows-Northland-Arlington Engineering Study–75,000 St. Martin’s Village, Phase I and II– 331,889 Liberty Heights, Phase II–102,699 Liberty Heights, Phase III–98 Liberty Heights, Phase IV–28,431 Rose-Deweese Public Improvements– 65,885 Jefferson-Delcamp Phase III–158,884 Jefferson-Delcamp Phase IV–30,000 Jefferson-Delcamp Phase V, VI, and VII–148,854 Seventh Street Phase III–291,086 Seventh Street Phase IV–9,300 Lima Court–20,214	Meadows-Northland – 150,000 Seventh Street – 281,757 Liberty Heights – 368,248 St. Martin’s Village – 331,889	Jefferson-Delcamp – 210,224 Seventh Street – 333,091 Liberty Heights – 312,075 St. Martin’s Village – 60,000 Lima Drive – 3200 Hope Center Stormwater – 100,000	Rose-Deweese – 339,819 Jefferson-Delcamp – 277,621 Seventh Street – 257,815 Liberty Heights – 227,870 Lima Drive – 5,100
HOUSING	Rehabilitation Administration –242,370 Single Family Housing Rehab – 1,415,472 Canaan House Rehab – 14,622 Housing for Persons with AIDS–140,000	Rehabilitation Administration –305,743 Single Family Housing Rehab – 1,487,684 Housing for the Homeless – 50,920	Rehabilitation Administration –287,741 Single Family Housing Rehab – 1,421,659	Rehabilitation Admin. –262,057 Single Family Housing Rehab – 1,382,895 Virginia Place Rehab – 100,067 Housing for the Homeless – 66,153
SERVICES	Hope Center—Operating Costs–54,199 Hope Center—Job training for the homeless–40,124 Maintenance of single-family units for the homeless–29,860 Employment Training for Ex-Offenders– 6,052 Police Activities League–35,522 Youth Services—Partners for Youth– 18,850 Health Department Transportation–510	Police Activities League – 26,599 Hope Center – 49,088 Economic Development – 20,000 Hope Center Job Training – 78,415 Urban League Job Training – 50,000 Partners for Youth – 13,494	Police Activities League – 14,787 Homeownership Counseling – 35,000 Economic Development – 20,000	Police Activities League – 26,443 Drug Counseling/Detention Center – 18,750 Economic Development – 10,000

HOME INVESTMENT PARTNERSHIPS PROGRAM

Lexington-Fayette Urban County Government has been a Participating Jurisdiction under the HOME Investment Partnerships Program since 1993.

The following is an outline of all projects that have been supported with HOME funding or are currently budgeted:

ACTIVITY/PROJECT	HOME AMOUNT EXPENSED THROUGH 6/30/2010	NUMBER OF UNITS PRODUCED
Administration—LFUCG	\$2,235,127	
Operating—Fayette County Local Development Corporation	\$737,000	
Rental Rehabilitation Projects	\$252,492	47
St. James Place/SRO—New Construction	\$769,320	100
St. James Place/SRO—New Construction/Expansion	\$275,000	38
Virginia Place/One-Parent Family Facility—New Construction	\$1,000,000	56
Virginia Place/One-Parent Family Facility—New Construction /Expansion	\$250,000	24
Kanisa Apartments—Restoration and New Construction	\$400,000	59
Fayette County Local Development Corporation—CHDO activities	\$3,687,610	170
R.E.A.C.H.—First-time Homebuyers Program	\$6,978,402	469
REACH-CHDO activities	\$233,000	3
Employee Assistance Housing Program	0	0
Community Reinvestment Alliance-First-time Homebuyers Program	\$100,277	7
Derbytown Apartments—New Construction	\$602,183	64
Chrysalis House Rehabilitation	\$200,000	11
Chrysalis Village/Serenity House—New Construction	\$352,000	40
Housing for Persons with AIDS	\$103,704	1
Community Ventures Corporation—First-time Homebuyers	\$3,006,973	158
Canaan House—Acquisition	\$64,700	1
Canaan House II—Acquisition/Rehab	\$106,910	6
Single Family Housing Rehab	\$4,341,339	195
Elm Tree Lane Housing – New Construction	\$304,000	19
Shepherd's House – New Construction	\$280,000	40
Sugar Mill – New Construction	\$186,000	60
Arc of the Bluegrass – Acquisition/Rehabilitation	\$127,500	15
Twelfth Street – -Rehabilitation	\$481,000	40
Russell School***	0	0
Hope Center for Women – New Construction	\$299,100	35
Hope Center/ SRO—New Construction	\$500,000	34
New Beginnings-	200,000	4
Chrysalis Family Program-New Construction	\$140,000	1 unit 9 bedrooms
Faith Community Housing Foundation	\$579,000	13
Sayre Christian Village	\$300,000	42
Falcon Crest**	\$270,000	
First Presbyterian Apartments	\$250,000	10
Parkside***		
Habitat	\$1,106,617	147
Tenant Based Rental Assistance		
Community Action Council	102,536	41
Bluegrass Regional Mental Health/Mental Retardation Board	\$124,906	43
AVOL/Housing for Persons with AIDS	30,526	14

**Projects are approved, but are still in the construction stage.

***Projects are approved, but have no expenses yet.

EMERGENCY SHELTER GRANTS PROGRAM

Since 1987, the Lexington-Fayette Urban County Government has received formula funding from the Emergency Shelter Grants Program. The following list provides information on the expenditure of these funds for the last eleven years.

ACTIVITY/ORGANIZATION	CON PLAN 2010	CON PLAN 2009	CON PLAN 2008	CON PLAN 2007	CON PLAN 2006	CON PLAN 2005	CON PLAN 2004	CON PLAN 2003	CON PLAN 2002	CON PLAN 2001	CON PLAN 2000
YWCA Spouse Abuse/operations								10,000	10,000	10,000	10,000
Tenant Services & Housing Counseling, Inc./Homeless Prevention ¹							14,540	13,000	14,000	14,250	10,000
LFUCG Division of Adult Services/Homeless Prevention	24,000	24,000	24,000	24,000	24,000	24,000	11,180	10,000	10,000	10,000	10,000
Salvation Army/operations	12,688	12,688	12,620	12,620	12,620	12,620	11,190	10,000	10,000	10,000	10,000
Hope Center, Inc./operations	24,400	24,720	24,720	24,720	44,720	55,000	57,502	50,000	50,000	50,750	55,000
Hope Center for Women/operations	20,000	20,000	20,000	20,000							
Bluegrass Domestic Violence Program	10,000	10,000	10,000	10,000	10,000						

¹ Tenant Services & Housing Counseling, Inc., merged with the LFUCG Division of Adult Services on July 1, 2005.

**2010 CONSOLIDATED PLAN
5-YEAR STRATEGIC PLAN
JULY 1, 2010-JUNE 30, 2015**

The following sections are excerpted from the 2010 Five-Year Consolidated Plan, describing the specific housing (including special needs housing) and non-housing objectives that the LFUCG expects to achieve using HOME, CDBG, ESG, and other resources during the 2010-2014 period. The community's strategy to eliminate homelessness is also included. For more details of these needs, see the 2010 Consolidated Plan.

Specific Housing Objectives

The Lexington-Fayette Urban County Government's goal for affordable housing is to ensure the provision of safe and affordable housing opportunities, both rental and homeownership, within the community for all low-income persons and to provide for maximum consumer choice in location of housing.

The specific priorities shall be the housing needs of persons who are extremely low-income ($\leq 30\%$ of AMI) and those who are very low-income (30.1% to 50% of AMI). There is also a priority for the development of homeownership opportunities for households who are 50.1% to 80% of median income.

Lexington-Fayette County hopes to achieve the following objectives over the five year period of July 1, 2010 through June 30, 2015.

Increase in Rental Housing Units

Decrease the number of very low-income renters ($\leq 50\%$ of AMI) who are extremely cost-burdened, or paying more than 50% of their income for housing costs, by 2 percentage points. The current CHAS data places the number of households within this income group at 22,400, with 48% (10,740) being severely cost-burdened. The five-year objective is to decrease the number of households who have below 50% of median income and who are severely cost-burdened by 2 percentage points, bringing the percentage of these households who are severely cost-burdened to 46%. The major obstacle to providing housing for this income group is the very large gap between the actual cost of decent, safe, and sanitary housing, and the ability of households below 50% of income to pay rent. For housing to be affordable, it can be subsidized very steeply on the acquisition/construction end, rents can be subsidized very steeply, or a combination of both. The jurisdiction will use a portion of its HOME allocation, if it is available, to provide gap financing for the development or rehabilitation or rental units for extremely low- and very low-income renter households. It is anticipated that a combination of funding sources will be used in these developments. Other sources of funds that will be used include: equity from Low-Income Housing Tax Credits, the Federal Home Loan Bank Board, the Commonwealth of Kentucky's Affordable Housing Trust Fund, below market interest rate loans, conventional financing, and private foundations. The Housing Choice Voucher Program and HOME Tenant Based Rental Assistance program may also be used to help make housing affordable to these households.

Over a five-year period, for-profit and nonprofit entities in the jurisdiction will develop 60 new units for rent to persons who are at or below 30% of the AMI (extremely low-income).

Over a five year period, for-profit and nonprofit entities in the jurisdiction will develop 140 new units for rent to persons who are between 30 and 50% of AMI (very low-income).

Over a five-year period, the jurisdiction will use HOME Tenant-Based Rental Assistance and the Section 8 Housing Choice Voucher Program, if these are available, for approximately 50 additional units of housing for persons whose incomes are at or below 50% of AMI and who are severely cost-burdened.

Increase in homeownership rates

Increase the homeownership rates among the population that is >30% of AMI and <=50% of AMI by 1.0 percentage points. According to CHAS data, the homeownership rate in this income category is 36%. In five years, the jurisdiction plans to increase the rate to 37%. This is an increase of homeownership of approximately 140 units.

Increase the homeownership rates among the population that is >50% of AMI and <=80% of AMI by 2 percentage points. According to CHAS data, the homeownership rate in this income category is 46%. In five years, the jurisdiction plans to increase the rate to 48%. This is an increase of homeownership of 340 units.

This will be accomplished through the use of federal HOME funds, if available, for subsidies to one or more of the following programs operating in Lexington-Fayette County: Lexington Habitat for Humanity, Community Ventures Corporation's Homebuyer Subsidy Program, the R.E.A.C.H. Homebuyer Subsidy Program, Community Reinvestment Alliance of Lexington, Inc.'s Homebuyer Subsidy Program, and the Fayette County Local Development Corporation's (CHDO) Homebuyer Subsidy Program.

Other programs that will be used in this effort are Lexington-Fayette Urban County Housing Authority's Section 8 Homeownership program and Lexington-Fayette Urban County Housing Authority's Bluegrass-Aspendale Hope VI revitalization project.

Housing Counseling

The jurisdiction requires that all first-time homebuyer programs supported with federal funds provide a strong counseling component that includes assistance with credit problems, life skills training for budget, finance, and home purchasing, pre-purchase counseling, and follow-up after purchase to avoid defaults. Over the five-year period, the jurisdiction expects to use no more than 2% of its CDBG revenue for counseling activities; however, the use of CDBG funds for this activity is a service and is included in the Non-Housing Community Development section of the plan. Other funds that will be used to support housing programs include the Lexington-Fayette Urban County Government's general fund, revenue generated by the individual programs, and for HUD-certified counseling programs, the U.S. Department of Housing and Urban Development's Housing Counseling Assistance Program.

Southend Park Urban Village

The Lexington-Fayette Urban County Government also expects to begin Phase I of the redevelopment of the Southend Park Urban Village (Lower Davistown). This development plan is the result of a major transportation project that will extend Newtown Pike from Main Street over to South Limestone Street. The purposes of the plan are to mitigate the social, economic and environmental impacts of this road improvement project on low-income residents living in the area. Phase I consists of the construction of 27 units of single family housing units along the western side of DeRoode Street at the northern edge of this neighborhood. This first phase is designed to meet the needs of those residents who plan to remain in the neighborhood, both owners and renters. To the extent possible, renters will be transitioned into homeownership. This redevelopment represents the demolition of 54 residential units (51 unsound units) along with the installation of new infrastructure, redevelopment of a neighborhood park, redevelopment of the existing Nathaniel United Methodist Mission, and the development of approximately 64,000 square feet of mixed-use development including retail, office and community facilities. When this redevelopment is completed (circa 2015), it is anticipated that in addition to the 27 units of single family housing in Phase I, 128 apartments, townhouses, and single family units will be constructed that are affordable to low- and moderate-income households, from both inside and outside the neighborhood. In order to provide affordable units and to ensure that these units remain affordable, the jurisdiction will organize a community land trust for perpetual ownership of the land as a means of protecting the land from a speculative market and maintaining the units for use by low- and moderate-income households. The development plan will strive for a minimum 35% assisted rental housing and has a goal of 50% homeowners. It is expected that funds for the purchase of the land, relocation benefits, and infrastructure improvements will come from the federal Department of Transportation. Construction Costs for housing are estimated at \$9 million. Financing for housing will come from the HOME Investment Partnerships program, if available, the Federal Home Loan Bank Board, Commonwealth of Kentucky's Affordable Housing Trust Fund, Low-Income Housing Tax Credits (rental units), and conventional financing.

Rehabilitation of existing units

For the purpose of providing existing low-income (at or below 80% of AMI) owner occupant households with the opportunity to bring their housing up to code, become more energy efficient, and to make modifications for handicap accessibility, the jurisdiction will continue to operate a single family housing rehabilitation program that provides eligible households who are at 50% or below of AMI with deferred loans, and low-interest loans to those households who above 50% of AMI and at or below 80% of AMI. It is anticipated that for the five-year period, 160 units will be rehabilitated using the Community Development Block Grant program and the HOME Investment Partnerships program, if available. It is anticipated that 120 of these units will be owned and occupied by households who are at or below 50% of AMI, and that 40 of these units will be occupied by households that are between 50% and 80% of median income. It is expected that improvements to units will result in higher property values (using Property Valuation Administrator values), lower energy usage, greater comfort and safety to residents due to elimination of code violations, and improved accessibility by persons with disabilities. In addition to whole-house rehabilitation, the jurisdiction will use Community Development Block Grant funds to address emergency housing repairs for households who are at for below 80% of AMI. It is anticipated that over the five-year period, approximately 100 households will be assisted.

The jurisdiction will continue to support with Community Development Block Grant funding, if available, the Bluegrass Realtors Community Housing Foundation, which operates a program providing financial assistance to low-income (80% or below) elderly and disabled homeowners who have exterior housing problems, emergency housing problems, accessibility problems, or roofing problems. This program can also provide assistance with accessibility problems for low-income renter households. It is anticipated that this program will provide assistance to 150 households over the five-year period. The assistance provided by this program enables low-income elderly and disabled residents to remain in their homes through the provision of minimal rehabilitation, help with emergencies, and accessibility alterations. In addition to federal CDBG funding, this organization also conducts private fundraising to support activities.

Neighborhood Stabilization Program

The Housing and Economic Recovery Act of 2008 established the Neighborhood Stabilization Program for purpose of stabilizing communities that have suffered from foreclosures and abandonment. A formula amount of \$37 million was awarded to the State of Kentucky for the purpose of making grants to local governments and private, non-profit organizations to purchase and redevelop foreclosed and abandoned homes and residential properties. In Fayette County, six projects were funded for a total of \$7,986,916. Approximately 119 rental and owner units will be produced.

Housing for Special Populations

It is expected that the increase in rental housing units for households who are at or below 50% of AMI will also serve some of the needs of special populations, including the chronic homeless, persons who have severe and persistent mental illnesses, persons with intellectual and developmental disabilities, persons with substance problems, persons with co-occurring disorders of severe and persistent mental illnesses and substance abuse problems, persons with HIV/AIDS and persons with HIV/AIDS and a co-occurring disorder of mental illness and/or substance abuse. It is the experience of the agencies that serve these populations that these populations tend to have incomes that are below 50% of median income, and they are most often found to be extremely low-income with incomes at or below 30% of median income. This population is not ready for homeownership and is usually not ready for independent living as renters. Most of this population needs permanent supportive housing with an intense level of support. To the extent possible, funds from the Community Development Block Grant program, if available, will be used to provide supportive services for this population, either in permanent supportive housing or in a transitional setting that is designed to move people into permanent housing. It is anticipated that the jurisdiction, during the five-year period, will use 10-12% of its revenue from the Community Development Block Grant program to support these services. As these activities are services, they are included as a non-housing community development priority.

Depending upon availability, the jurisdiction will use HOME Investment Partnerships Program funds to provide gap financing for service providers in the development of new supportive housing units for special populations, either through acquisition, rehabilitation, or new construction. The number of units to be developed is included as part of the Increase in Rental Housing Units (see above).

Homeless Strategic Plan

The Central Kentucky Housing & Homeless Initiative (CKHHI) is a private, non-profit organization that provides local leadership in the planning and development of housing and services for the homeless population. This organization, in cooperation with the Lexington-Fayette Urban County Government, has completed a Ten-Year Plan to End Homelessness in Lexington-Fayette County, Kentucky. In this plan, the following are discussed as causes of homelessness:

1. Poverty and a lack of adequate, affordable housing:
2. Mental illness and/or substance abuse
3. Individuals “age out” into homelessness.
4. Women and children fleeing domestic violence experience episodic homelessness.
5. Individuals are released from incarceration into homelessness.
6. A significant number of veterans are homeless.

CKHHI determined that the creation of more affordable housing in Lexington should be the major focus of any recommendations to end homelessness. This decision was made in part because the comprehensive network of services now provided to assist homeless persons in Fayette County is increasingly burdened by the lack of affordable housing for persons seeking to exit emergency and transitional programs. In addition, increased affordable housing options in the community will reduce the number of people who are at-risk of homelessness and therefore reduce the demand on the existing network of homeless services. Finally, more affordable housing options locally will actually increase capacity in the local homeless service network, particularly in the availability of transitional housing. Local transitional housing providers are experiencing increasing delays with individuals and families successfully exiting their programs to permanent housing because residents simply cannot find affordable housing. Programs that once saw families successfully transitioning to permanent housing in as little as three months are now experiencing stays averaging 18 months. If these programs were able to reduce the delays now needed to successfully transition families into permanent housing (say to an average of 9 months) it could double the number of families who will benefit from the existing network of transitional programs. In short, more affordable housing options in the community not only increases the supply of decent housing that people can afford but it also increases the capacity of existing transitional housing without the expense of expanding the current inventory and it reduces demand on the current network of homeless services by reducing the number of people who fall into homelessness.

Central Kentucky Housing and Homeless Initiative has determined that the following are the unmet needs for facilities for the homeless population:

All Year-Round Beds/Units				Seasonal Beds	Overflow Beds
Beds for Households with Children	Units for Households with Children	Beds for Households without Children	Total Year-Round Beds	Total Seasonal Beds	Overflow Beds
Emergency Shelter					
40	20	50	90		
Transitional Housing					
60	30	100	160		
Safe Haven					
Permanent Supportive Housing					
250	125	200	450		

- 1) Authorize a Lexington Fayette Urban County Government Affordable Housing Trust Fund: The Center for Community Change indicates that nearly 600 housing trust funds in cities, counties, and states generate more than \$1.6 billion a year in support for affordable housing. Both the City of Louisville and the Commonwealth of Kentucky recently passed legislation authorizing affordable housing trust funds. A 2008 report from the Mayor's AHTF Commission recommended the creation of an 11-member Board to oversee annual allocations of Trust Funds dollars to build more affordable housing in the county. An annual funding level of \$4 million dollars was recommended. This fund should be designated for developing and preserving rental housing for individuals and families in Fayette County with incomes not to exceed 30% of AMI (AMI). Also, recommend a requirement be added that property title for housing purchased with these funds be held in a community land trust so that its status as property for extremely low-income affordable housing can be maintained perpetually.
- 2) Modeled after the federal Housing Choice Voucher Program, recommend the local government provide funding for targeted subsidies to make existing housing rental units more affordable. Recommend this be allocated to very affordable housing (30% AMI or less). This rental assistance program would increase affordable housing choices for low-income households by allowing families to choose privately-owned rental housing. Such vouchers have been a critical form of rental assistance for low-income families with children, the elderly, and people with disabilities. A family with a voucher is generally required to contribute 30% of its income for rent and utilities. The voucher then pays the remaining rental costs, up to a limit set by the housing administrator (usually based on local market housing costs).

- 3) Target 10% of all affordable housing funding to providing permanent housing with wrap-around supportive services for special needs populations that will require these services to maintain themselves in permanent housing. Permanent supportive housing is defined as housing that is linked with a broad range of support services, including information and referral, health care, drug and alcohol treatment, mental health services, self-help groups, life skills and case management. This type of housing makes it possible for people with ongoing special needs to maintain housing stability and maximize their self-sufficiency.
- 4) Recommend that a Land Bank be established in Lexington to facilitate the assignment of properties dedicated to affordable housing development. Land banks are governmental or quasi-governmental entities dedicated to assembling properties – particularly vacant, abandoned, and tax-delinquent properties – and putting them to productive use. Land bank authorities acquire or facilitate the acquisition of properties, hold and manage properties as needed, and dispose of properties in coordination with city planners and in accordance with local priorities for land use.
- 5) Recommend the local government enact surplus property laws to allow public surplus property to be used for very affordable housing purposes. This property would also include federal surplus property when made available. Where appropriate, exercise the right of eminent domain to acquire abandoned private property that could be developed for very affordable housing.
- 6) Recommend the local government initiate preferential review procedures that expedite applications for construction of low-income housing projects. Delays during any stage in the development process add to the final costs of new housing. Reducing the costs incurred by developers during the development review process makes affordable housing projects more attractive. Expedited permitting is a cost-efficient and very effective way of reducing developer costs. Fast-tracking review and permitting of affordable housing projects would reduce developer costs at no cost to the city.
- 7) Develop a targeted multi-family structure assistance program. Older, multi-family structures are a good source of affordable rental housing. However, these buildings are also at greater risk of being lost due to aging structural problems and property neglect. Offer financial and technical assistance to property owners who cannot afford to upgrade their rental properties when owners agree to preserve some or all of the rental units for lower-income families. In addition, the local government should investigate creative ways of preserving multi-unit affordable housing that is expiring from federal obligations. Under contract with HUD, property owners provide reduced-rent units to very low-income households for a number of years. At the end of the contract period, owners of the rental properties have the option of converting the once subsidized units to market-rate rental housing. Preserving this housing as affordable must be a priority for the local government.
- 9) Develop innovative local options for adaptive reuse projects that create new housing in existing buildings once used for commercial, public or industrial purposes. Housing created through adaptive reuse projects can often be made more affordable than new, market-rate developments since infrastructure is generally already present at the site.
- 10) Recommend the local government pass inclusionary zoning laws requiring developers of rental housing to include a minimum of 10% affordable housing units in each new residential development of 10 or more rental units. Added costs of providing the affordable units should

be offset with a density bonus for each project. The affordability level of the designated units should be targeted to 30% of AMI or less.

The LFUCG places a high priority on development of facilities and services that would move persons from homelessness to permanent housing; however, it also recognizes that there is still a need for emergency housing to assist persons who are in crisis.

Community Development

The basis for assigning the priorities given to each category of needs is as follows: For needs that the jurisdiction plans to address with funding over the next five years, a high priority was assigned. For needs that the jurisdiction may address if funds are available over the next five years, a medium priority was assigned. Needs that the jurisdiction does not plan to address were given a low priority.

The major obstacles to meeting underserved needs are insufficient funding and limited capacity of the jurisdiction.

1. Public Improvements

The following public improvements are slated for the purpose of improving the environments of low-income persons living in low-income census tracts during the five year period of program years 2010-2014.

Improvements to the Meadows-Northland-Arlington area located in census tracts 13, 14, and 15 will continue. This is an older neighborhood whose drainage facilities are inadequately sized with too few catch basins and some streets constructed without curbs. Historically, the neighborhood has had numerous drainage problems. A Storm Sewer Assessment was completed in October 1997, for the purpose of serving as a guide to the drainage and street right-of-way improvements in this neighborhood. The proposed improvements included constructing new catch basins and pipes and replacing existing inlets and pipes, complete or partial reconstruction of the pavements, curb and gutters, and sidewalks and the construction of eight detention basins. Total cost of these public improvements has been estimated at \$30 million and will take approximately twenty years to complete. The Lexington-Fayette Urban County Government began work on this project in 1998.

For the five-year period 2010-2014, the Lexington Fayette Urban County Government using Community Development Block Grant funds, will reconstruct streets, curbs, gutters and sidewalks, and upgrading of the storm water collection and conveyance systems for the following streets at an estimate cost of \$5,055,000. Additional sanitary sewer improvements are estimated to cost \$1,981,000.

2010--Morgan Avenue, from Bryan Avenue to Oak Hill Drive, includes the 400 block of Morgan Avenue; includes construction of curbs, gutters and sidewalks, street reconstruction and storm sewer improvements.

[MNA 3D] *Estimated Cost: \$865,000*

2011--Construct storm sewer systems from Parkview Drive and Oak Hill Drive to near Morgan Avenue, to accommodate improvements in Phases 5 and 2; includes considerable work in the 400 blocks of Carlisle and Locust Avenues; may be accompanied by a sanitary sewer replacement project involving the 400 and 500 blocks of Park View Avenue, the 300 and 400 blocks of Carlisle Avenue, the 400 block of Locust Avenue and the 400 block of Morgan Avenue.

[MNA 5A] *Estimated Cost: \$450,000 + \$885,000 sanitary sewer*

2012--Oak Hill Drive, from Highland Park Drive to Shawnee Avenue, includes the 1000-1400 blocks of Oak Hill Drive; includes replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.

[MNA 5B] *Estimated Cost: \$1,530,000 + \$448,000 sanitary sewer*

2013--Locust Avenue, from Bryan Avenue to Oak Hill Drive, includes the 400 block of Locust Avenue; includes replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.

[MNA 5C] *Estimated Cost: \$1,025,000 + \$300,000 sanitary sewer*

2014--Carlisle Avenue, from Bryan Avenue to Oak Hill Drive, includes the 300 and 400 blocks of Carlisle Avenue; includes replacement of curbs, gutters and sidewalks, street reconstruction, storm sewer improvements and replacement of the sanitary sewer within public right of way.

[MNA 5D] *Estimated Cost: \$1,185,000 + \$348,000 sanitary sewer*

For purposes of speeding up the rate at which these public improvements are made, the Lexington-Fayette Urban County Government may apply for a Section 108 Loan Guarantee for the installation of these public facilities.

During the next five years, the Lexington Fayette Urban County Government will continue the construction of the Newtown Pike Extension through census tracts 9 and 10. This project has been part of street improvement discussions for the past fifty years. The project, originally envisioned as an expressway providing a north-south connection linking I-64 and I-75 with downtown area, has evolved into a boulevard-type project that takes into consideration the impact on surrounding neighborhoods. Construction began in 2009. The development plan for the project provides for comprehensive redevelopment of the area including new infrastructure and the upgrade of the existing Southend Park. The estimated cost for this 1.8 mile project is \$65 million. Funding for public improvements will come from the High Priority Projects Program of the U.S. Department of Transportation and the American Recovery and Reinvestment Act of 2009.

2. Parks

During the five year period from 2010 through 2014, the Lexington Fayette Urban County Government's Division of Parks and Recreation plans to make improvements to parks located in low-income census tracts.

It is anticipated that these projects will be supported through the Community Development Block Grant Program, the Land and Water Conservation Fund (Department of the Interior), the Area

Development Fund (state), and the local General Fund.

3. Public Facilities

Senior Center

During the five-year period covered by the 2010 Consolidated Plan, the Lexington-Fayette Urban County Government plans to begin construction of a new senior citizens center. The current facility is deemed inadequate to meet needs of a rapidly growing senior population. The new facility, to be renamed Center for Life Services, will have the mission of providing area citizens with information, resources, and activities that promote individual growth and vitality throughout their lifetimes and will provide an array of leading-edge services that embrace the concepts of dignity, respect, and compassion. The new facility will offer many of the services provided by the existing facility, including outreach, employment, transportation, recreation and wellness services, volunteer opportunities, nutrition, and adult day center; however, it will incorporate programs designed to serve a growing, changing, and more culturally diverse aging population. It is anticipated that the new center will be built on the existing property and will cost \$8 million. Funds for this center will come primarily from private fundraising. Limited amounts of Community Development Block Grant funds, if available, may be used for this new facility.

Other Public Facilities

Many private, nonprofit organizations in the community operate social services designed to address the needs of extremely low-income, very low-income and low-income persons. The services include childcare, education, economic development, health care, job training, housing, youth development, and life skills and parent education. These organizations have limited operating budgets that are stretched to the maximum in their attempts to provide needed services. These organizations tend to occupy older, somewhat deteriorated buildings and cannot afford the high cost of making the necessary repairs to make their facilities safe for public use and accessible to persons with disabilities. Many of these buildings are classified as historic and as such should be preserved for future generations to enjoy. It is expected that during the five-year period of this plan CDBG funds, if available, will be used to assist with gap financing in a maximum amount of \$250,000 for the five-year period for rehabilitation/restoration/expansion of buildings owned by nonprofit and public organizations and being used to provide necessary housing and social services to low-income persons. It is anticipated that most buildings will be located in low-income census tracts. It is expected that other funding for the rehabilitation/ renovation/expansion of these facilities will be obtained from private foundations and other local, state, and federal government resources.

4. Public Services

Special Populations

Special populations include frail elderly, the chronic homeless, persons who have severe and persistent mental illnesses, persons with substance problems, persons with co-occurring disorders of severe and persistent mental illnesses and substance abuse problems, persons with HIV/AIDS, persons with HIV/AIDS and a co-occurring disorder of mental illness and/or substance abuse, and persons with intellectual and developmental disabilities. It is the experience of the agencies that serve these populations that these populations tend to have incomes that are below 50% of median income, and they are most often found to be extremely low-income with incomes at or below 30% of

median income. Most of this population needs permanent supportive housing with an intense level of support. To the extent possible, funds from the Community Development Block Grant program, if available, will be used to provide supportive services for this population, either in permanent supportive housing or in a transitional setting that is designed to move people into permanent housing. It is anticipated that the jurisdiction, during the five-year period, will use 10-12% of its revenue from the Community Development Block Grant program to support these services. The supportive services that may be supported with CDBG funds include case management, job and skills training, life skills training, transportation, payee services, nutrition services, program operating costs, health care, substance abuse treatment, and child care. Other funding sources for these activities include LFUCG General Fund, HUD's Supportive Housing Program, HUD's Housing Opportunities for Persons with AIDS, the Emergency Shelter Grants Program, the Department of Health and Human Services' Substance Abuse and Mental Health Services Administration, the Mental Health Services Block Grant, Veterans Administration, Department of Labor, and the Medicare/Medicaid programs. The ultimate measure of performance shall be the extent to which these individuals/families can achieve stability in permanent housing.

Youth Programs

Youth crime, substance abuse, poor school performance, and other mental health issues are significant problems in Fayette County. Availability of positive youth activities and strong connections with caring adults are community factors that can help reduce the risk of delinquency and poor school performance and help ensure that all children are given the opportunity to develop into successful adults. If available, Community Development Block grant funds will be used to support structured after school and summer activities for low-income children. An estimated 2-5% of CDBG revenue will be expended upon youth programs. Activities that may be supported include mentoring, health education, computer instruction, homework assistance centers including tutoring, college awareness and preparation, activities linked to law enforcement, employment preparation or training, courses and enrichment in culture and the arts, volunteer and community service opportunities, drug and violence prevention curricula and counseling, alcohol/drug treatment, supervised recreation and athletic programs and events, and youth leadership activities. It is projected that 300 youth per year will be served. Other sources of funding for these activities include LFUCG general fund, Kentucky Department of Juvenile Justice, U.S. Department of Labor, U.S. Department of Education, Health and Human Services/Substance Abuse and Mental Health Services Administration, and U.S. Department of Justice/Office of Justice Assistance and Delinquency Prevention.

Housing Counseling for First-Time Homebuyers

The jurisdiction requires that all first-time homebuyer programs supported with federal funds provide a strong counseling component that includes assistance with credit problems, life skills training for budget, finance, and home purchasing, pre-purchase counseling, and follow-up after purchase to avoid defaults. Over the five-year period, the jurisdiction expects to use no more than 2% of its CDBG revenue for counseling activities for first-time homebuyers. Other funds that will be used to support housing programs include the Lexington-Fayette Urban County Government's general fund, revenue generated by the individual programs, and for HUD-certified counseling programs, the U.S. Department of Housing and Urban Development's Housing Counseling Assistance Program.

Hispanic Population

The growth in the Hispanic population has been significant since 1990. 2008 American Community Survey estimates the Hispanic population at 16,474, or 5.8% of the total population. The 2000 census places the number of Hispanics at 8,677 (3.3%). While the economy of the community has become heavily dependent upon the labor provided by this population in the agricultural, construction, and services industries, this population is at great disadvantage in acquiring needed services, such as health care, public safety services, and employment. A major factor inhibiting the acquisition of services is the language barrier. During the five-year period of this plan, Community Development Block Grant funds may be used for projects that provide English as Second language training for this population. CDBG funds may also be used for Spanish translation of housing and social service documents, interpretation services, and other services that will assist the LFUCG with compliance with Title VI of the Civil Rights Act.

5. Economic Development

As 2008 American Community Survey data indicates and as consultations with human service organizations have revealed, a large number of households in Fayette County do not share in the benefits of a healthy local economy. While the overall poverty rate for individuals is 15.6% the poverty rate for unrelated individuals is 24.9%. The overall poverty rate for families is 10.8%, however the poverty rate among female-headed households with related children under the age of 18 is 42.7% and the poverty rate for female-headed households with children under the age of 5 years is 44.2%. During the five-year period of this plan, the jurisdiction may support educational and job training programs that will reach the poorest people and provide them with access to jobs that pay a living wage. The jurisdiction may support economic development projects that create full-time equivalent, permanent jobs for low-income persons. Activities that may be undertaken include:

- Job readiness and job skill enhancement with a priority given to tech-based programs or other programs for which there is evidence of a market
- Job placement activities
- Business loan programs
- Sheltered employment
- Neighborhood revitalization projects
- Community economic development projects
- Energy Conservation Programs

CDBG funds, if available may be used by the jurisdiction to support these activities. Other funding may include a Section 108 loan for revenue-producing activities, Economic Development Initiatives, and Brownfields Economic Development Initiatives. Other sources of funds include other local, state, and federal government resources, and private sector resources. The standards of performance shall be the extent to which the low-income beneficiaries of these projects are employed in jobs that pay a living wage.

5. Fair Housing

The Lexington-Fayette Urban County Government shall affirmatively further fair housing during the five-year period of this plan. It shall provide from local general fund dollars the financial means of

supporting the Lexington-Fayette Urban County Human Rights Commission, an organization charged with the responsibility of enforcing the fair housing ordinance. During the five-year period of this plan, Community Development Block Grant funds shall be used to support the enforcement activities of this organization and to finance educational and outreach activities designed to increase public awareness of fair housing legislation. During the previous year, the LFUCG contracted with a consultant to conduct an analysis to identify impediments to fair housing choice within the jurisdiction. The “2009 Analysis of Impediments to Fair Housing Choice in Lexington-Fayette County, Kentucky” indicates that impediments to fair housing choice can result from any number of factors including lack of affordable housing, regulatory barriers associated with planning and zoning, the concentration of affordable housing in specific neighborhoods and/or communities, instances of NIMBYISM or “not in my back yard” due to myths and fears about neighborhood and/or community change, administrative law policies and procedures, etc.

Overall, the consultant found three (3) major impediments to fair housing choice affecting all neighborhoods and/or communities throughout Lexington-Fayette County, Kentucky. The three (3) major impediments are as follows:

- Individuals and/or households in the Lexington-Fayette County, Kentucky jurisdiction may not consider housing opportunities across a broad range of neighborhoods and communities that provide a desired quality of life and contain quality affordable housing.
- Lack of adequate funding for the Lexington-Fayette Urban County Human Rights Commission to support the commission’s comprehensive efforts to affirmatively further fair housing choice throughout the Lexington-Fayette County, Kentucky jurisdiction.
- Lack of adequate code enforcement as it pertains to the availability of decent and desirable private sector rental housing for all residents throughout the Lexington-Fayette County, Kentucky jurisdiction.

In response to a July 2008 report issued by the National Community Reinvestment Coalition, entitled “Income is No Shield Against Racial differences in Lending,” the Mayor of Lexington-Fayette Urban County Government appointed the Commission on Mortgage Lending Practices in October 2008, as a mechanism to review findings on discriminatory lending practices and to propose appropriate redress. The report found that Lexington ranked 40th in the nation and first in the state of Kentucky in disparities between loans to low- and moderate income borrowers by race. Nearly half of all loans to African American low- and moderate-income borrowers were high cost loans and these borrowers were 2.23 times more likely to receive a high cost loan than whites with similar incomes. Borrowers in minority census tracts were 1.81 times more likely to receive a high cost loan than borrowers with similar incomes in other census tracts. Middle and upper income African American borrowers were 2.62 times as likely to receive a high cost loan as whites with similar incomes. Similarly, middle to upper income borrowers in minority census tracts were 2.35 times more likely to receive a high cost loan than other borrowers with similar incomes in other census tracts.

The Mayors’ Commission on Mortgage Lending Practices was charged with focusing on (1) an examination of financial literacy programs and ensure that they are adequate and accessible; and (2)

encouraging ethical lenders to step forward and provide financial services to the broader community.

Among the Commission's recommendations are:

- Creation of an oversight agency to mount an anti-predatory lending campaign
- Identify a single point of contact for housing issues (Housing Commissioner)
- Creation of a fund from general fund contributions and other sources to be used for counseling clients at any income level.
- Explore possibility of selling HOME mortgage loans.
- Create alternatives to payday lending
- Provide training classes for realtors so that they can be more effective for their clients.
- Link banks with counseling programs
- Create a "Good Lender" rating scale and score card for lenders
- Demand full transparency of lenders

Specific Special Needs Objectives

Over the next five-year period, the Lexington-Fayette Urban County Government expects to achieve the following objects for special needs populations, given the availability of funds.

Persons with HIV/AIDS

For persons with HIV/AIDS, the Lexington-Fayette Urban County Government plans to continue additional permanent supportive housing resources for this population through the provision of tenant based rental assistance supported with HOME Investment partnership funds. Tenant Based Rental Assistance is needed in order to maintain housing for this population. It is expected that ten units will be supported over the five-year period.

Elderly and Frail Elderly

The development of affordable assisted living units for persons who need assistance with daily living activities. No number of units has been identified. Housing for this population may be supported with funding from the Low-Income Housing Tax Credit Program, the Kentucky Affordable Housing Trust Fund, the Federal Home Loan Bank Board, HUD's Section 202 program, and the HOME Investment Partnerships Program. Funding for services is an obstacle in that limited funding for services is available from the federal, state, and local government.

The continued provision of housing rehab services, emergency housing repairs, and accessibility improvements for mobility-impaired will continued to be supported with Community Development Block Grant Funds and HOME Investment Partnerships Program funds if these sources are available throughout the five-year period. With current levels of funding and current outputs, approximately 300 elderly households can be assisted over the next five years.

Persons with Severe and Persistent Mental Illnesses

For persons disabled with severe and persistent mental illnesses, the jurisdiction supports the continued development of permanent housing units in community-integrated settings with appropriate levels of supportive services. Over the next five years, the jurisdiction will continue support tenant-based rental assistance using HOME Investment partnership funds. It is expected that ten units will be supported over the five-year period. Tenant Based Rental Assistance is needed in order to maintain housing for this population. The jurisdiction will also support the development of additional site-based units through acquisition, rehabilitation and/or new construction. For the five-year period, if funds are available, the jurisdiction will support the development of approximately 50 new permanent housing units for this population. It is anticipated that another facility offering 24-hour supervision for five-six lower functioning individuals can be developed.

Housing for persons with severe mental illnesses may be supported with funding from the Low-Income Housing Tax Credit Program, the Kentucky Affordable Housing Trust Fund, the Federal Home Loan Bank Board, HUD's Section 811 program, and the HOME Investment Partnerships Program. Funding for services is an obstacle in that limited funding for services is available from the federal, state, and local government.

Persons with Dual Diagnosis

For persons with dual diagnosis of substance abuse and severe mental illness, HIV/AIDS and substance abuse and/or severe mental illnesses, the jurisdiction supports the development of appropriate treatment facilities and programs.

These facilities and services may be supported with funding from the U.S. Department of Health and Human Services, Community Development Block Grant program, if available, and other state and federal funds.

Persons with Intellectual and Developmental Disabilities

For persons with intellectual and developmental disabilities, the jurisdiction supports the continued development of permanent housing units in community-integrated settings with appropriate levels of supportive services. The greatest need has been exhibited for independent living units. If funds are available, the jurisdiction supports the development of 10-15 additional independent living units for this population over the next five years.

Housing for persons with intellectual and developmental disabilities may be supported with funding from the Low-Income Housing Tax Credit Program, the Kentucky Affordable Housing Trust Fund, the Federal Home Loan Bank Board, HUD's Section 811 program, and the HOME Investment Partnerships Program. Funding for services is an obstacle in that limited funding for services is available from the federal, state, and local government.

During the coming five-year period, the jurisdiction will support the development of an expanded payee service for persons with severe mental illnesses, persons with developmental disabilities/mental retardation, frail elderly, and persons who are otherwise disabled. It is anticipated that funds for this service will come from the Social Security Administration, from faith-based entities, and from other private resources.

SOCIO-ECONOMIC INFORMATION
RACIAL CHARACTERISTICS OF POPULATION

Lexington-Fayette County

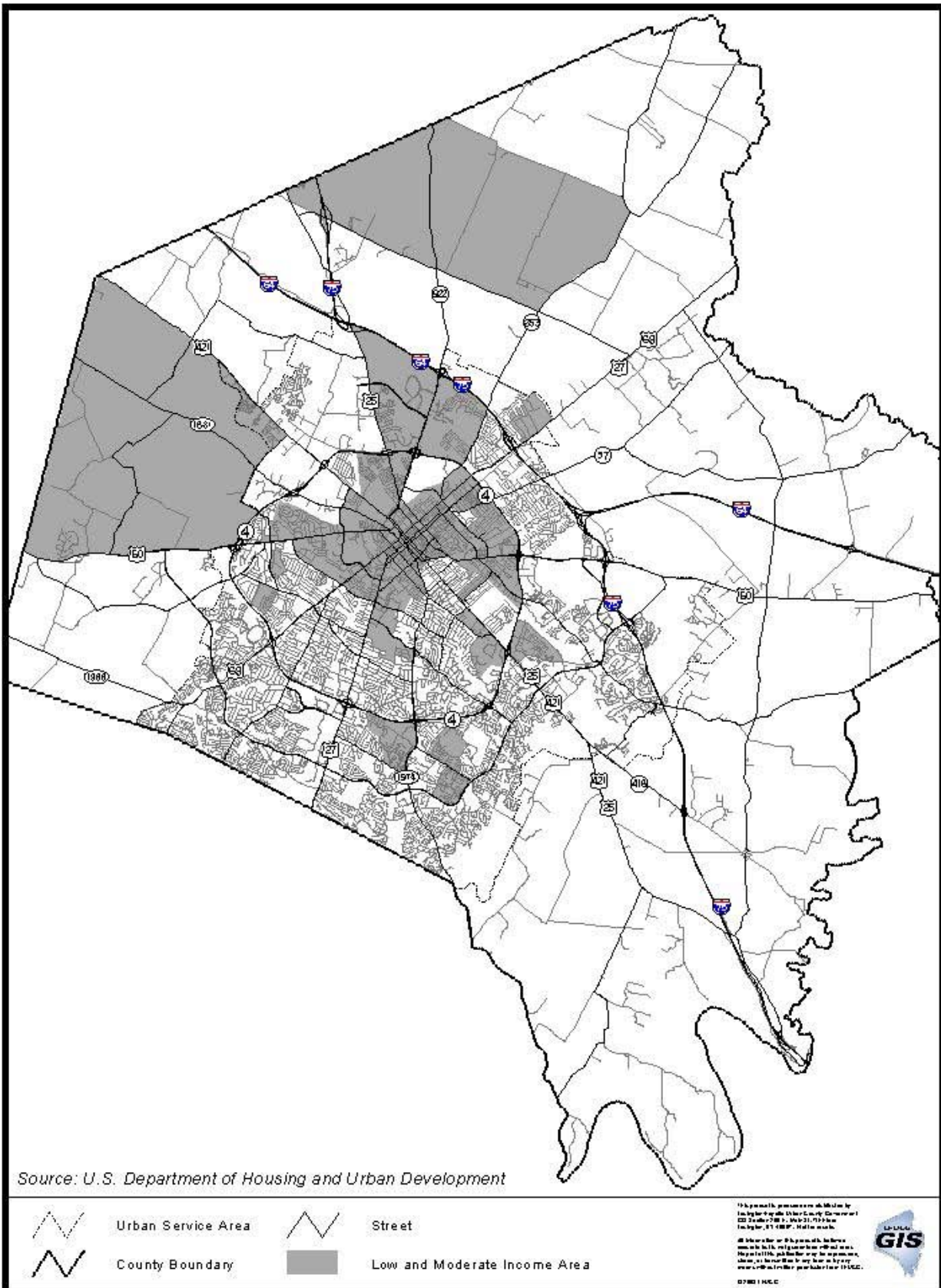
Source: 2005-2007 American Community Survey 3-Year Estimates

Race	Number of Persons	Percent of Total
White and Other	222,827	80.8%
African-American and Other	40,140	14.6%
American Indian, Eskimo, Aleut	338	0.12%
Asian	8,440	3.1%
Pacific Islander	54	0.01%
Some other Race	5,642	2%
Total	275,726	100.0%
Hispanic or Latino	14,439	5.2

LOW- AND MODERATE-INCOME**June 2010**

FAMILY SIZE	30% OF MEDIAN INCOME	50% OF MEDIAN INCOME	60% OF MEDIAN INCOME	80% OF MEDIAN INCOME
1	\$13,800	\$22,950	\$27,540	\$36,700
2	\$15,750	\$26,200	\$31,440	\$41,950
3	\$17,700	\$29,500	\$35,400	\$47,200
4	\$19,650	\$32,750	\$39,300	\$52,400
5	\$21,250	\$35,400	\$42,480	\$56,600
6	\$22,800	\$38,000	\$45,600	\$60,800
7	\$24,400	\$40,650	\$48,780	\$65,000
8	\$25,950	\$43,250	\$51,900	\$69,200

Median Family Income for a family of four: 65,500



LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

COMMUNITY DEVELOPMENT BLOCK GRANT

APPLICATION DIRECTIONS

The attached application is required if your organization is requesting funding from the Community Development Block Grant Program for the period July 1, 2011 through June 30, 2012. **The application due date is Friday, December 10, 2010, 5:00 p.m., in the office of the Division of Community Development on the 6th floor of the Government Center at 200 East Main Street. Only one copy is required. This copy should be on 8 ½ x 11" white paper and clipped in the upper left hand corner.**

Applications will be reviewed by the staff of the Division of Community Development, Lexington-Fayette Urban County Government, and by other LFUCG staff as necessary. Staff may have additional questions and may want to interview a representative of your organization before making a recommendation on your application. LFUCG staff will make recommendations on funding for inclusion in the 2011 Consolidated Plan. Please check the LFUCG website (www.LexingtonKY.gov/CommunityDevelopment) for notices of the publication of the draft 2011 Consolidated Plan, the second public hearing, and Urban County Council meetings during which the 2011 Consolidated Plan is scheduled for discussion and/or action. Final funding decisions rest with the Urban County Council. Applicants are also advised that funds cannot be committed until after the federal government approves the Lexington-Fayette Urban County Government (LFUCG)'s Consolidated Plan and that individual applicant agencies may not commit funds until specifically authorized by the LFUCG. **Applicants may request a funding period that begins October 1, 2011 and extends through September 30, 2012.**

Funding from the Community Development Block Grant Program is very limited. Total CDBG funding for Consolidated Plan Year 2011 has been estimated at \$2,478,561. The Lexington-Fayette Urban County Government uses funds from this grant to support administrative costs, to support a housing rehabilitation program for low-income homeowners, and to fund public improvement projects in low-income neighborhoods. It is estimated that a minimum of \$1,900,000 will be committed to these ongoing activities. In addition, the federal government, by statute, limits the amount of funds that may be spent for services. The maximum amount a local government may spend on services is 15% of the total federal award plus 15% of the program income received by the local government during the previous program year. It is estimated that the maximum that can be allocated to services is \$370,000. Due to the increased number of requests and decrease in federal funding, the LFUCG may limit funding for services projects to a maximum of three years.

You may direct questions about the application to Irene Gooding, Grants Manager, at (859) 258-3070 or ireneg@lexingtonky.gov.

The following is the basis that will be used for the 2011 Plan Year for rating and ranking applications for funding under the Community Development Block Grant Program.

Applicant capacity. Up to 20 points will be awarded based on the extent to which the application demonstrates the capacity of the applicant agency. The application must demonstrate that the agency staff has adequate credentials and experience to carry out the proposed project. This means that the organization carrying out the project, its employees, or its partners, must have the necessary experience and qualifications to carry out the specific activities proposed. Factors to be considered will include: prior agency experience and results in the type of work being proposed; suitable agency fiscal capacity and organizational infrastructure to implement the project; and employee experience and credentials in the area to be implemented. The LFUCG's monitoring records of previously funded projects will also be

considered in determining applicant capacity.

Project quality. Up to 20 points will be awarded based on the extent to which the application demonstrates the quality of the project. The services proposed must be appropriate to the needs of the persons to be served. The application must demonstrate a clear understanding of the needs of the clients, the services to be offered, and the effectiveness of the services in meeting those client needs. A project may be considered to be of good quality if:

1. The type and scale of the housing and/or services proposed clearly fit the needs of the proposed participants.
2. The project is cost-effective and all costs are reasonable, and do not deviate substantially from the norm in Lexington;
3. The application shows evidence of collaboration with other existing programs and services; letters evidencing collaboration may be attached.
4. The building proposed for use meets local codes, health, or safety standards;

Need for Project. Up to 30 points may be awarded based on the extent to which the application demonstrates the need for the project. It must describe the need for the specific project vis-à-vis existing services. The project may be judged to adequately describe the need if it addresses the following points:

1. The need for the project is documented by use of waiting lists, references to similar programs, etc.
2. The project is consistent with the priorities described in the five-year Strategic Plan in the LFUCG'S 2010 Consolidated Plan;
3. The project does not unnecessarily duplicate existing programs and services for the same clients.

Operational Feasibility. Up to 30 points may be awarded based on the extent to which the application demonstrates the feasibility of the project. The application must include:

1. Clear and complete plans for implementing and completing the project;
2. Adequate committed funding to implement the project. Include letters of commitment.
3. An adequate strategy for securing additional support and commitment;
4. Adequate number of qualified staff to carry out the proposed project;
5. Indicators (site control, zoning) that demonstrate that the project is ready to be implemented;

The LFUCG reserves the right to adjust funding amounts. The Mayor and Council have final review and approval of projects.



PROPOSAL NO. _____
(For City Use Only)

**APPLICATION FOR FUNDS
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
2011 Consolidated PLAN
July 1, 2011 through June 30, 2012**

1. Name of Agency Requesting Funding _____
2. CDBG Request (amount of \$) _____
3. Project Title _____
4. Project Address _____
5. IF THE REQUESTED PROJECT IS A SERVICE (including but not limited to employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare, homebuyer downpayment assistance, or recreational needs), IT MUST BE EITHER A NEW SERVICE OR A QUANTIFIABLE INCREASE IN THE LEVEL OF AN EXISTING SERVICE ABOVE THAT WHICH IS ALREADY BEING PROVIDED. Please indicate if it is a new service, or if it is an increase in an existing service, describe how it qualifies as an increase in 200 words or less. NOTE: If your service project was funded by CDBG funds last year, and you are requesting continuation funding you do not need to prove that it is a new service or that it is an increase in an existing service. If you are requesting an increase in funding, however, you must justify the increase in funds with an increase in services.

AGENCY INFORMATION

LIMIT RESPONSES TO THE SPACE PROVIDED AND ATTACH ADDITIONAL INFORMATION WHERE REQUESTED

6. Describe the agency's mission.

7. Organizational Chart and Board of Directors Please include a copy of the organization's most recent audit report, articles of incorporation, bylaws, and your agency's IRS letter signifying your nonprofit status. **(attach to application, label as Attachment to Question 7)**

8. Mailing Address (include city and zip) _____

9. Project Contact Person _____ Phone No. _____
Fax _____ email address _____

10. Year Incorporated _____ 501c(3)? Yes ☐ No ☐ Taxpayer Identification No. _____
DUNS Number _____

11. Major Sources of Agency Funding (please list) _____

12. Agency's Authorized Signee (please print) _____

Signature _____ Title _____

PROJECT DESCRIPTION

LIMIT RESPONSES TO THE SPACE PROVIDED IN THE APPLICATION

13. MEETING A CDBG NATIONAL OBJECTIVE (Mandatory)

All proposals must address the national objective of benefiting low/moderate income persons. Please check the appropriate box that applies to your project.

You should check only one of the three and describe.

1. ☐ Client Based (means the clients you propose to serve have documentable incomes less than 80% of median)
2. ☐ Assumed to be low-income (appropriate when clients are abused children/adults, the elderly, homeless or persons with severe disabilities) .
3. ☐ Area Based (where 51% of residents in area served have low/moderate income.) **For an area-benefit, you must use census tract data from the 2000 Census. Label as Attachment to Question 13.**

Please describe how your project benefits low and moderate income persons. If your project is client-based or special needs, describe how you will identify/admit clients and how you will document their eligibility.

14. PROJECT OVERVIEW

Briefly, in 200 words or less, describe the proposed project:

15. PROJECT SERVICE DESCRIPTION

Describe the project services that will be offered if this application is funded.

16. NEED AND RELATIONSHIP TO STRATEGIC PLAN

Describe the need for this project and describe how this project addresses a priority need in the 2010 Strategic Plan:

EXAMPLE: A job training program.

Goals and measurable objectives should be established.

EXAMPLE: 80% of the participants will complete training program and obtain jobs.

Describe the client target population for the project, and state the number of persons who will directly benefit from this project in a year's time. Provide a brief history of your agency's experience in serving this target population.

TRACK RECORD / CAPABILITY

19. History with federally funded projects

List the two (2) most recent federally funded projects sponsored by your agency that are similar to the project for which you are requesting funding. Please attach an additional page if necessary to explain your previous performance—label it as **Item #19, Track Record**. If your organization has not received any federal funds, please indicate that you have not.

PROJECT NAME	FISCAL YEAR & AMOUNT	DATE COMPLETED	TITLE OF PROJECT	NAME OF FEDERAL/STATE AGENCY	TRACK RECORD

20. ORGANIZATIONAL CAPACITY

Please describe the organization's experience (and the program staff qualifications) in designing and successfully implementing the project proposed in this application. Describe any state licensure requirements, facility locations, building permits, zoning, etc. Provide timeline with start date and end date. State barriers to be overcome in the implementation of the project.

21. OPERATING PLAN FOR THREE YEAR PERIOD

Describe budgetary plans for future needs (three years). Describe your operating plan if CDBG funds are not available. Please list your efforts to secure other funds. List the resources you have requested and the status of these requests. If this project is approved for funding only one year of funding can be guaranteed.

22. COLLABORATION WITH OTHER AGENCIES

Describe your agency's relationship and collaborative partnerships with other community partners. You may attach letters.

SCHEDULE A. – PROJECT BUDGET**PROJECT****TITLE:**

This schedule must be completed and attached to the application. List cost components (e.g. salaries, fringe, supplies, etc.) and their related costs in the appropriate columns below.

Cost Components	CDBG Funding Request	Other Cash Resources	In-Kind Contributions	Total Project Budget
Salaries	\$0.00	\$0.00	\$0.00	\$ 0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$ 0.00
Travel	\$0.00	\$0.00	\$0.00	\$ 0.00
Equipment (\$1,000 per item or more)	\$0.00	\$0.00	\$0.00	\$ 0.00
Supplies	\$0.00	\$0.00	\$0.00	\$ 0.00
Contractual	\$0.00	\$0.00	\$0.00	\$ 0.00
Construction/ Rehabilitation	\$0.00	\$0.00	\$0.00	\$ 0.00
Purchase of Land	\$0.00	\$0.00	\$0.00	\$ 0.00
Other	\$0.00	\$0.00	\$0.00	\$ 0.00
Administrative	NOT ELIGIBLE			
Indirect Costs	NOT ELIGIBLE			
TOTALS	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Administrative costs and indirect costs will not be supported with CDBG funding. Itemize "Other."

SCHEDULE B. – BUDGET NARRATIVE

Please itemize costs for each category indicated on the budget. For personnel costs, indicate the position title (s), the name of the staff member(s), hourly wage, and number of hours per week on the proposed activity . For Fringe Benefits, identify all benefits and how they were calculated. Supplies and Equipment should be itemized and need should be justified. For Contractual Services, identify all contractors by name of firm or individual, provide description of their services and provide hourly rate. Itemize and justify all travel. For Construction/Rehabilitation and/or Purchase of Land, provide address and proof of site control (deed, purchase contract, or option), legal description, present zoning, and written indication that proposed use is permitted. For Construction/Rehabilitation, provide complete description of work and estimates made by a contractor, engineer, or architect. Include job descriptions if you are requesting funding for Salaries. Attach pages as necessary and Label "SCHEDULE B--BUDGET NARRATIVE."

SCHEDULE C. – SOURCES OF OTHER PROJECT FUNDS

To complete the schedule, list all sources of project funds below. Indicate whether they are firmly committed or tentative. All non-CDBG project funds require written verification submitted with the proposal. Unverified sources will not be counted as committed.

The total CDBG funds and non-CDBG funds must be adequate, as determined by LFUCG staff to complete the project. Projects that are financially infeasible will not be considered for funding. Attach the letters of financial commitment to the proposal and label **Attachment(s) Schedule C. Sources of Project Funds.**

PROJECT FUNDING SOURCES					
Source	Cash Resources	Value In-Kind Contribution	Firm Commitments (please check)	Tentative Commitments (please check)	Date Available
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
TOTAL	\$ 0.00	\$ 0.00			
Community Development Block Grant funds represent % of the total project.					

Provide explanation of tentative commitments. EXAMPLE: You have made application for additional funds from an additional source, but have not been informed of approval of funds.

SCHEDULE D. – APPLICATION CHECKLIST

In addition to the narrative components on the preceding pages, the following items must be included in this application for funding.

ITEM	CHECKED BY APPLICANT	LFUCG STAFF
Organization's most recent financial audit If your organization is currently funded with CDBG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
Articles of Incorporation If your organization is currently funded with CDBG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
Bylaws If your organization is currently funded with CDBG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
IRS 501c (3) letter If your organization is currently funded with CDBG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
Letters evidencing collaboration	<input type="checkbox"/>	<input type="checkbox"/>
Letters of commitment of other funds	<input type="checkbox"/>	<input type="checkbox"/>
Has the application been signed by the appropriate Person?	<input type="checkbox"/>	<input type="checkbox"/>
Organizational Chart and Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>
Are all attachments labeled with the number of the Question it references?	<input type="checkbox"/>	<input type="checkbox"/>
Schedule A PROJECT BUDGET	<input type="checkbox"/>	<input type="checkbox"/>
Schedule B BUDGET NARRATIVE	<input type="checkbox"/>	<input type="checkbox"/>
Schedule C OTHER PROJECT FUNDS	<input type="checkbox"/>	<input type="checkbox"/>
Schedule D THIS CHECKLIST	<input type="checkbox"/>	<input type="checkbox"/>

End of Application

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

EMERGENCY SHELTER GRANTS PROGRAM

APPLICATION DIRECTIONS

Please note that Emergency Shelter Grants Program is subject to change during Program Year 2011. On May 20, 2009, President Obama signed the Homeless Emergency and Rapid Transition to Housing (HEARTH) Act of 2009. The [HEARTH Act](#) amends and reauthorizes the McKinney-Vento Homeless Assistance Act with substantial changes, including:

- A consolidation of HUD's competitive grant programs;
- The creation of a Rural Housing Stability Program;
- A change in HUD's definition of homelessness and chronic homelessness;
- A simplified match requirement;
- An increase in prevention resources; and,
- An increase in the emphasis on performance.

Under the Homeless Emergency and Rapid Transition to Housing (HEARTH) Act of 2009, the Emergency Shelter Grants Program will be renamed the Emergency Solutions Grants Program. LFUCG does not anticipate the implementation of HEARTH during the planning year for the 2011 Consolidated Plan; however, if the U.S. Department of Housing and Urban Development does implement new regulations during this program year, LFUCG reserves the right to re-issue application directions.

The attached application is required if your organization is requesting funding from the Emergency Shelter Grants Program for the period July 1, 2011 through June 30, 2012. **The application due date is Friday, December 10, 2010, 5:00 p.m., in the office of the Division of Community Development on the 6th floor of the Government Center at 200 East Main Street. Only one copy is required. This copy should on 8 ½ x 11" white paper and clipped in the upper left hand corner.** Funding being requested is for a 12-month period.

Applications will be reviewed by the staff of the Division of Community Development, Lexington-Fayette Urban County Government, and by other LFUCG staff as necessary. Staff may have additional questions and may want to interview a representative of your organization before making a recommendation on your application. LFUCG staff will make recommendations on funding for inclusion in the 2011 Consolidated Plan. Please check the LFUCG website (www.LexingtonKY.gov/CommunityDevelopment) for notices of the publication of the draft 2011 Consolidated Plan, the second public hearing, and Urban County Council meetings during which the 2011 Consolidated Plan is scheduled for discussion and/or action. Final funding decisions rest with the Urban County Council. Applicants are also advised that funds cannot be committed until after the federal government approves the Lexington-Fayette Urban County Government (LFUCG)'s Consolidated Plan and that individual applicant agencies may not commit funds until specifically authorized by the LFUCG.

Funding from the Emergency Shelter Grants Program is very limited. Federal funding for Consolidated Plan Year 2011 for Emergency Shelter Grants Program has been estimated at \$91,513. This amount is based upon last year's award.

The purpose of the Emergency Shelter Grants Program is to help improve the quality of existing emergency shelters for the homeless, to help make available additional emergency shelters, to help meet the costs of operating emergency shelters and of providing certain essential social services to homeless individuals, so that these persons have access not only to safe and sanitary shelter, but also to the supportive services and other kinds of assistance they need to improve their situations. The program is also intended to restrict the increase of homelessness through the funding of preventive programs and activities.

You may direct questions about the application to Irene Gooding, Grants Manager, at (859) 258-3070, or email at ireneg@lexingtonky.gov.

The following is the basis that will be used for the 2011 Plan Year for rating and ranking applications for funding under the Emergency Shelter Grants Program.

Applicant capacity. Up to 20 points will be awarded based on the extent to which the application demonstrates the capacity of the applicant agency. The application must demonstrate that the agency staff has adequate credentials and experience to carry out the proposed project. This means that the organization carrying out the project, its employees, or its partners, must have the necessary experience and qualifications to carry out the specific activities proposed. Factors to be considered will include: prior agency experience and results in the type of work being proposed; suitable agency fiscal capacity and organizational infrastructure to implement the project; and employee experience and credentials in the area to be implemented. The LFUCG'S monitoring records of previously funded projects will also be considered in determining applicant capacity.

Project quality. Up to 20 points will be awarded based on the extent to which the application demonstrates the quality of the project. The services proposed must be appropriate to the needs of the persons to be served. The application must demonstrate a clear understanding of the needs of the clients, the services to be offered, and the effectiveness of the services in meeting those client needs. A project may be considered to be of good quality if:

1. The type and scale of the housing, shelter and/or services proposed clearly fit the needs of the proposed participants.
2. The project is cost-effective and all costs are reasonable, and do not deviate substantially from the norm in Lexington;
3. The application shows evidence of collaboration with other existing programs and services; letters evidencing collaboration may be attached.
4. The building proposed for use meets local codes, health, or safety standards;

Need for Project. Up to 30 points may be awarded based on the extent to which the application demonstrates the need for the project. It must describe the need for the specific project vis-à-vis existing services. The project may be judged to adequately describe the need if it addresses the following points:

1. The need for the project is documented by use of waiting lists, references to similar programs, etc.
2. The project is consistent with the priorities described in the five-year Strategic Plan in the LFUCG'S 2010 Consolidated Plan;
3. The project does not unnecessarily duplicate existing programs and services for the same clients.

Operational Feasibility. Up to 30 points may be awarded based on the extent to which the application demonstrates the feasibility of the project. The application must include:

1. Clear and complete plans for implementing and completing the project;
2. Adequate committed matching funding to implement the project. Include letters of commitment.
3. An adequate strategy for securing additional support and commitment;
4. Adequate number of well-trained staff to carry out the proposed project;

5. Indicators (site control, zoning) that demonstrate that the project is ready to be implemented;

The LFUCG reserves the right to adjust funding amounts. The Mayor and Council have final review and approval of projects.

ESG PROPOSAL NO. _____
(For City Use Only)

**APPLICATION FOR FUNDS
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
EMERGENCY SHELTER GRANTS PROGRAM
2011 Consolidated Plan
July 1, 2011 through June 30, 2012**

1. Agency Requesting Funding _____
 2. ESG Request _____
 3. Project Title _____
 4. Project Address _____

AGENCY INFORMATION

LIMIT RESPONSES TO THE SPACE PROVIDED AND ATTACH ADDITIONAL INFORMATION WHERE REQUESTED

5. Describe the agency's mission.
6. Organizational Chart and Board of Directors Please include a copy of the organization's most recent audit report, articles of incorporation, bylaws, and your agency's IRS letter signifying your nonprofit status. **(attach to application, label as Attachment to Question 6)**
7. Mailing Address (include city and zip) _____
8. Project Contact Person _____ Phone No. _____
Fax _____ email address _____
9. Year Incorporated _____ 501c(3)? Yes ☐ No ☐ Taxpayer Identification No. _____
10. DUNS number:

11. Major Sources of Agency Funding (please list) _____

12. Agency's Authorized Signee (please print) _____

Signature _____ Title _____

PROJECT DESCRIPTION

LIMIT RESPONSES TO THE SPACE PROVIDED IN THE APPLICATION

13. Check the eligible activity(ies) to be undertaken by this project:

- ☐ Renovation, major rehabilitation, or conversion of buildings for use as emergency shelters for the homeless.
- ☐ Provision of essential services to the homeless
- ☐ Payment of maintenance, operation, rent, repairs, security, fuels, equipment, insurance, utilities, and furnishings.
- ☐ Developing and implementing homeless prevention activities.

Please describe how your project is eligible for funding under the activity(ies) checked above. Describe how you will identify/admit clients and how you will document their eligibility.

14. PROJECT OVERVIEW

Briefly, in 200 words or less, describe the proposed project:

15. PROJECT SERVICE DESCRIPTION

Describe the project services that will be offered if this application is funded.

16. RELATIONSHIP TO STRATEGIC PLAN

Describe how this project addresses a priority need in the 2010 Strategic Plan:

17. PROJECT OUTCOMES/PERFORMANCE OBJECTIVES

Define the project in measurable outcomes and performance objectives. This should not be a description of services provided, but rather, the beneficial effect on those being served.

EXAMPLE: A job training program.

The project outcomes/performance objectives are NOT the number of persons being trained for a given number of hours, or the number of classes conducted, but should be the number of people who complete training and obtain full-time jobs that pay a living wage.

18. TARGET POPULATION

Describe the client target population for the project, and state the number of persons who will directly benefit from this project in a year's time. Describe your agency's history in serving the target population.

TRACK RECORD / CAPABILITY

19. History with federally funded projects. List the two (2) most recent federally funded projects sponsored by your agency. Please attach an additional page if necessary to explain your previous performance—label it as **Item #18, Track Record**. If your organization has not received any federal funds, please indicate that you have not.

FEDERALLY FUNDED PROJECT NAME	FISCAL YEAR & AMOUNT	DATE COMPLETED	TITLE OF PROJECT	NAME OF FEDERAL/STATE AGENCY

20. ORGANIZATIONAL CAPACITY

Please describe the organization's experience (and the program staff qualifications) in designing and successfully implementing the project proposed in this application. Describe any state licensure requirements, facility locations, building permits, zoning, etc. Provide timeline with start start and completion date. State barriers to be overcome in the implementation of the project.

21. OPERATING PLAN FOR THREE YEAR PERIOD

Describe budgetary plans for future needs (three years). Describe your operating plan if ESG funds are not available. Please list your efforts to secure other funds. List the resources you have requested and the status of these requests.

22. COLLABORATION WITH OTHER AGENCIES

Describe your agency's relationship and collaborative partnerships with other community partners. You may attach letters.

SCHEDULE A. – PROJECT BUDGET

PROJECT

TITLE:

This schedule must be completed and attached to the application. List cost components (e.g. salaries, fringe, supplies, etc.) and their related costs in the appropriate columns below.

Cost Components	ESG Funding Request	Cash Match	In-Kind Match	Total Project Budget
Salaries	\$0.00	\$0.00	\$0.00	\$ 0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$ 0.00
Travel	NOT ELIGIBLE			
Equipment (\$1,000 per item or more)	\$0.00	\$0.00	\$0.00	\$ 0.00
Supplies	\$0.00	\$0.00	\$0.00	\$ 0.00
Contractual	\$0.00	\$0.00	\$0.00	\$ 0.00
Rehabilitation	\$0.00	\$0.00	\$0.00	\$ 0.00
Purchase of Land	NOT ELIGIBLE			
Other	\$0.00	\$0.00	\$0.00	\$ 0.00
Administrative	NOT ELIGIBLE			
Indirect Costs	NOT ELIGIBLE			
TOTALS	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Administrative costs and indirect costs will not be supported with ESG funding. Homeless Prevention Activities that consist of payment of rent, mortgage, utilities to avoid homelessness should be in the “Other” category.

ESG requires a 50% cash or in-kind match. A 50% match is the amount equal to the federal funding requested.

SCHEDULE B. – BUDGET NARRATIVE

Please itemize costs for each category indicated on the budget. For personnel costs, indicate the position title (s), the name of the staff member(s), hourly wage, and number of hours per week on the proposed activity . For Fringe Benefits, identify all benefits and how they were calculated. Supplies and Equipment should be itemized and need should be justified. For Contractual Services, identify all contractors by name of firm or individual, provide description of their services and provide hourly rate. For Rehabilitation, provide address and proof of site control (deed, purchase contract, or option), legal description, present zoning, and written indication that proposed use is permitted. For Rehabilitation, also provide complete description of work and estimates made by a contractor, engineer, or architect. Include job descriptions if you are requesting funding for Salaries. Attach pages as necessary and Label “SCHEDULE B--BUDGET NARRATIVE.”

SCHEDULE C. – SOURCES OF MATCH

To complete the schedule, list all sources of project funds below. Indicate whether they are firmly committed or tentative. All non-ESG project funds require written verification submitted with the proposal. Unverified sources will not be counted as committed.

The total ESG funds and non-ESG funds must be adequate, as determined by LFUCG staff, to complete the project. Projects that are financially infeasible will not be considered for funding. Attach the letters of financial commitment to the proposal and label **Attachment(s) Schedule C. Sources of Project Funds.**

PROJECT FUNDING SOURCES					
Source	Cash Match	In-Kind Match	Firm Commitments (please check)	Tentative Commitments (please check)	Date Available
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	\$	\$	<input type="checkbox"/>	<input type="checkbox"/>	
TOTAL	\$	\$			
Emergency Shelter Grants Program funds represent % of the total project.					

Provide explanation of tentative commitments. EXAMPLE: You have made application for additional funds from an additional source, but have not been informed of approval of funds.

SCHEDULE D. – APPLICATION CHECKLIST

In addition to the narrative components on the preceding pages, the following items must be included in this application for funding.

ITEM	CHECKED BY APPLICANT	LFUCG STAFF
Organization's most recent financial audit If your organization is currently funded with ESG funds and you are submitting annual audits, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
Articles of Incorporation If your organization is currently funded with ESG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
Bylaws If your organization is currently funded with ESG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
IRS 501c (3) letter If your organization is currently funded with ESG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
Letters evidencing collaboration	<input type="checkbox"/>	<input type="checkbox"/>
Letters of commitment of other funds	<input type="checkbox"/>	<input type="checkbox"/>
Has the application been signed by the appropriate Person?	<input type="checkbox"/>	<input type="checkbox"/>
Organizational Chart and Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>
Are all attachments labeled with the number of the Question it references?	<input type="checkbox"/>	<input type="checkbox"/>
Schedule A PROJECT BUDGET	<input type="checkbox"/>	<input type="checkbox"/>
Schedule B BUDGET NARRATIVE	<input type="checkbox"/>	<input type="checkbox"/>
Schedule C SOURCES OF MATCH	<input type="checkbox"/>	<input type="checkbox"/>
Schedule D THIS CHECKLIST	<input type="checkbox"/>	<input type="checkbox"/>

End of Application

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

HOME INVESTMENT PARTNERSHIPS PROGRAM

APPLICATION DIRECTIONS

The attached application is required if your organization is requesting funding from the HOME Investment Partnerships Program for the 2011 Consolidated Plan Year. **The application due date is Friday, December 10, 2010, 5:00 p.m., in the office of the Division of Community Development on the 6th floor of the Government Center at 200 East Main Street. Only one copy is required. This copy should be on 8 ½ x 11" white paper and clipped in the upper left hand corner.**

Applications will be reviewed by the staff of the Division of Community Development, Lexington-Fayette Urban County Government, and by other LFUCG staff as necessary. Staff may have additional questions and may want to interview a representative of your organization before making a recommendation on your application. LFUCG staff will make recommendations on funding for inclusion in the 2011 Consolidated Plan. Please check the LFUCG website (www.LexingtonKY.gov/CommunityDevelopment) for notices of the publication of the draft 2011 Consolidated Plan, the second public hearing, and Urban County Council meetings during which the 2011 Consolidated Plan is scheduled for discussion and/or action. Final funding decisions rest with the Urban County Council. Applicants are also advised that funds cannot be committed until after the federal government approves the Lexington-Fayette Urban County Government (LFUCG)'s Consolidated Plan and that individual applicant agencies may not commit funds until specifically authorized by the LFUCG.

Funding for Consolidated Plan Year 2011 for HOME Investment Partnerships Program has been estimated at \$2,078,838. This includes federal award, local match, and anticipated program income.

The purpose of the HOME Investment Partnerships Program is to expand the supply of decent, safe, sanitary, and affordable housing for very low-income and low-income families. HOME may not be used to support operations or services.

You may direct questions about the application to Irene Gooding, Grants Manager, at (859) 258-3070 or ireneg@lexingtonky.gov.

The following is the basis that will be used for the 2011 Plan Year for rating and ranking applications for funding under the HOME Investment Partnerships Program.

Applicant capacity. Up to 20 points will be awarded based on the extent to which the application demonstrates the capacity of the applicant agency. The application must demonstrate that the agency has adequate credentials and experience to carry out the proposed project. This means that the organization carrying out the project, its employees, or its partners, must have the necessary experience and qualifications to carry out the specific activities proposed. Factors to be considered will include: prior agency experience and results in the development and operation of housing projects; suitable agency fiscal capacity and organizational infrastructure to implement the project; and employee experience and credentials in the area to be implemented. The LFUCG's monitoring records of previously funded projects will also be considered in determining applicant capacity. Applicant's prior performance on submission of required reports in a timely manner, certifications/re-certifications of tenants' incomes, and accurate completion of invoices will also be considered in the assessment of applicant capacity.

Project quality. Up to 20 points will be awarded based on the extent to which the application demonstrates the quality

of the project. The services proposed must be appropriate to the needs of the persons to be served. The application must demonstrate a clear understanding of the needs of the clients, the services to be offered, and the effectiveness of the services in meeting those client needs. A project may be considered to be of good quality if:

1. The type and scale of the housing proposed clearly fit the needs of the proposed participants.
2. The project is cost-effective and all costs are reasonable, and do not deviate substantially from the norm in Lexington;
3. The application shows evidence of collaboration with other existing programs and services; letters evidencing collaboration may be attached.
4. The building proposed for use meets local codes, health, or safety standards;

Need for Project. Up to 30 points may be awarded based on the extent to which the application demonstrates the need for the project. It must describe the need for the specific project vis-à-vis existing services. The project may be judged to adequately describe the need if it addresses the following points:

1. The need for the project is documented by use of waiting lists, references to similar programs, etc.
2. The project is consistent with the priorities described in the five-year Strategic Plan in the LFUCG'S 2010 Consolidated Plan;
3. The project does not unnecessarily duplicate existing programs and services for the same clients.
4. If project is for rehabilitation of existing units, the application documents need. May include documentation of code violations, engineer's reports, etc.

Operational Feasibility. Up to 30 points may be awarded based on the extent to which the application demonstrates the feasibility of the project. The application must include:

1. Clear and complete plans for implementing and completing the project;
2. Adequate committed funding to implement the project. Include letters of commitment.
3. An adequate strategy for securing additional support and commitment;
4. Adequate number of well-trained staff to carry out the proposed project;
5. Indicators (site control, zoning) that demonstrate that the project is ready to be implemented;

The LFUCG reserves the right to adjust funding amounts. The Mayor and Council have final review and approval of projects.

.



HOME PROPOSAL NO. _____
(For City Use Only)

**APPLICATION FOR FUNDS
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
HOME INVESTMENT PARTNERSHIPS PROGRAM
2011 Consolidated Plan
July 1, 2011 through June 30, 2012**

1. Agency Requesting Funding _____
2. HOME Request _____
3. Project Title _____
4. Project Address _____

AGENCY INFORMATION

LIMIT RESPONSES TO THE SPACE PROVIDED AND ATTACH ADDITIONAL INFORMATION WHERE REQUESTED

5. Describe the agency's mission. _____

6. Organizational Chart and Board of Directors Please include a copy of the organization's most recent audit report, articles of incorporation, bylaws, and your agency's IRS letter signifying your nonprofit status. **(attach to application, label as Attachment to Question 6)**
7. Mailing Address (include city and zip) _____

8. Project Contact Person _____ Phone No. _____
Fax _____ email address _____
9. Year Incorporated _____ 501c(3)? Yes ☐ No ☐ Taxpayer Identification No. _____
DUNS Number: _____
10. Major Sources of Agency Funding (please list) _____

11. Agency's Authorized Signee (please print) _____
Signature _____ Title _____

PROJECT DESCRIPTION

LIMIT RESPONSES TO THE SPACE PROVIDED IN THE APPLICATION

12. Check the eligible activity(ies) to be undertaken by this project:

- ☐ Acquisition of property
- ☐ New Construction of Rental Units
- ☐ Rehabilitation/Conversion of Rental Units.
- ☐ Rehabilitation of Existing Low-Income Rental Units
- ☐ New Construction of Units for Homeownership
- ☐ Rehabilitation of Units for Homeownership
- ☐ Provision of Downpayment/Principal Reduction Assistance for Homeownership
- ☐ Tenant-Based Rental Assistance
- ☐ **Other. Specify:**

13. Describe your project. Be specific about the activities (above) and the number of units you plan to develop or operate.

14. Provide a timeline for this project. Provide estimated date that project will be started and provide estimated date of completion.

15. PROJECT SERVICE DESCRIPTION

Describe any supportive services that you will provide and how these services will be supported. Services cannot be supported with HOME funds.

16. RELATIONSHIP TO STRATEGIC PLAN

Describe how this project addresses a priority need in the 2010 Strategic Plan:

17. PROJECT OUTCOMES Describe the number of units to be produced by type (multi, single family), size (number of bedrooms), rental or homeownership, and discuss if housing is transitional or permanent.

18. TARGET POPULATION

Describe the client target population in terms of income levels for the project, and state the number of persons who will directly benefit from this project in a year's time. Income levels are

<input type="checkbox"/>	30% MFI and below	Number of Units	_____
<input type="checkbox"/>	>30% - <=50% MFI	Number of Units	_____
<input type="checkbox"/>	>50% - <=60% MFI	Number of Units	_____
<input type="checkbox"/>	>60% - <=80% MFI	Number of Units	_____

Describe other features of the client population. EXAMPLE: Populations with special needs.

TRACK RECORD / CAPABILITY

19. History with federally funded projects

List the two (2) most recent federally funded housing projects sponsored and/or operated by your agency. Please attach an additional page that describes the activities performed—label it as **Item #19, Track Record**. If your organization has not received any federal funds, please indicate that you have not.

PROJECT NAME & ADDRESS	TOTAL COST OF DEVELOPMENT	ACTIVITIES/ ACCOMPLISHMENTS	DATE COMPLETED	NUMBER OF UNITS	LIST SOURCES OF FUNDS	AMOUNTS OF FUNDS

20. ORGANIZATIONAL CAPACITY

Please describe the organization's experience (and the program staff qualifications) in designing and successfully implementing projects similar to the one proposed in this application. Describe any state licensure requirements, facility locations, building permits, zoning, etc. Provide timeline and barriers to be overcome in the implementation of the project.

21. OPERATING PLAN

If this is a project for the development of rental property, provide a twenty-year pro-forma for operating a project if it is new construction. Provide a ten-year proforma if the project is a rehabilitation project. Recommended proforma is KHC. Please add as an attachment.

22. If the purpose of this project is to develop units (acquisition, rehab, new construction) for homeownership, describe your plan for acquiring properties, financing construction, and marketing units. For rehabilitation of existing units, provide reports from Code Enforcement and/or Engineers and/or Architects that demonstrate code violations/structural damage/mechanical failures. Attach pages as necessary.
23. If this is a homeownership assistance project (downpayment assistance/principal reduction), provide details of your pre-purchase counseling, financial education, homeowners' education, and post-purchase counseling program. Attach additional page if necessary.
24. If this is a Tenant Based Rental Assistance Program, provide details of how you will assist your clients with attaining self-sufficiency. Attach additional page if necessary. Must demonstrate how this project will complement existing rental assistance programs.
25. **COLLABORATION WITH OTHER AGENCIES**
Describe your agency's relationship and collaborative partnerships with other community partners. You may attach letters.

SCHEDULE A. – PROJECT BUDGET**PROJECT****TITLE:** _____

This schedule must be completed and attached to the application. List cost components (e.g. salaries, fringe, supplies, etc.) and their related costs in the appropriate columns below. For rental unit development, it is recommended that you use KHC's development budget format.

Cost Components	TOTAL AMOUNT	OTHER SOURCES	HOME REQUEST
Purchase of Land	\$0.00	\$0.00	\$0.00
Relocation Costs	\$0.00	\$0.00	\$0.00
Construction	\$0.00	\$0.00	\$0.00
Architecture and Engineering	\$0.00	\$0.00	\$0.00
On-Site Improvements	\$0.00	\$0.00	\$0.00
Legal Fees	\$0.00	\$0.00	\$0.00
Organizational Fees	\$0.00	\$0.00	\$0.00
Developer's Fee	\$0.00	\$0.00	\$0.00
Homeownership Assistance	\$0.00	\$0.00	\$0.00
Tenant-Based Rental Assistance	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
TOTALS	\$ 0.00	\$ 0.00	\$ 0.00

Itemize Other

SCHEDULE B. – BUDGET NARRATIVE

Please itemize costs for each category indicated on the budget. For Rehabilitation and New Construction projects, provide address and proof of site control (deed, purchase contract, or option), legal description, present zoning, and written indication that proposed use is permitted. Itemize all professional services by profession. For Rehabilitation, provide complete description of work and estimates made by a contractor, engineer, or architect. If you do not have site control, describe how you will obtain it. Attach pages as necessary and Label “SCHEDULE B--BUDGET NARRATIVE.”

SCHEDULE C. – SOURCES OF OTHER PROJECT FUNDS

To complete the schedule, list all sources of project funds below. Indicate whether they are firmly committed or tentative. All non-HOME project funds require written verification submitted with the proposal. Unverified sources will not be counted as committed.

The total HOME funds and non-HOME funds must be adequate, as determined by LFUCG staff to complete the project. Projects that are financially infeasible will not be considered for funding. Attach the letters of financial commitment to the proposal and label **Attachment(s) Schedule C. Sources of Project Funds.**

PROJECT FUNDING SOURCES					
Source	Cash Resources	Value In-Kind Contribution	Firm Commitments (please check)	Tentative Commitments (please check)	Date Available
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
	\$0.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>	
TOTAL	\$ 0.00	\$ 0.00			
HOME funds represent % of the total project.					

Provide explanation of tentative commitments.

SCHEDULE D. – APPLICATION CHECKLIST

In addition to the narrative components on the preceding pages, the following items must be included in this application for funding.

ITEM	CHECKED BY APPLICANT	LFUCG STAFF
Organization's most recent financial audit If your organization is currently funded with HOME/CDBG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
Articles of Incorporation If your organization is currently funded with HOME/CDBG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
Bylaws If your organization is currently funded with HOME/CDBG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
IRS 501c (3) letter If your organization is currently funded with HOME/CDBG funds, you do not have to submit this item.	<input type="checkbox"/>	<input type="checkbox"/>
Letters evidencing collaboration	<input type="checkbox"/>	<input type="checkbox"/>
Letters of commitment of other funds	<input type="checkbox"/>	<input type="checkbox"/>
Has the application been signed by the appropriate Person?	<input type="checkbox"/>	<input type="checkbox"/>
Organizational Chart and Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>
Are all attachments labeled with the number of the Question it references?	<input type="checkbox"/>	<input type="checkbox"/>
Schedule A PROJECT BUDGET	<input type="checkbox"/>	<input type="checkbox"/>
Schedule B BUDGET NARRATIVE	<input type="checkbox"/>	<input type="checkbox"/>
Schedule C SOURCES OF OTHER FUNDS	<input type="checkbox"/>	<input type="checkbox"/>
Schedule D THIS CHECKLIST	<input type="checkbox"/>	<input type="checkbox"/>

End of Application

2011 CONSOLIDATED PLAN**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
DIVISION OF COMMUNITY DEVELOPMENT****October 18, 2010****PUBLIC COMMENT FORM**

Priorities	Comments/Suggestions

(Use additional pages as necessary.)

NAME (Please print): _____

ADDRESS: _____

PHONE NO: _____

ORGANIZATION REPRESENTED, IF ANY: _____

SIGNATURE: _____ DATE: _____

Please return this form to:

**Lexington-Fayette Urban County Government
Division of Community Development
200 East Main Street, 6th Floor
Lexington, Kentucky 40507**

Or you can email comments to Irene Gooding at ireneg@lexingtonky.gov.

Comments must be received by 5:00 p.m. on December 10, 2010.